

Crosby Greenlake

414 NE Ravenna Blvd

Design Review Board - Design Recommendation Meeting

DPD #3016188

August 18, 2014



PROJECT INFORMATION

Project Address:

414 NE Ravenna Blvd.
Seattle, WA 98155

Owner:

Jeff Tretheway
Crosby Greenlake LLC
14524 89th Place NE
Kenmore, WA 98109

Applicant/Architect:

B+H Architects
225 Terry Ave N
Suite 101
Seattle, WA 98109

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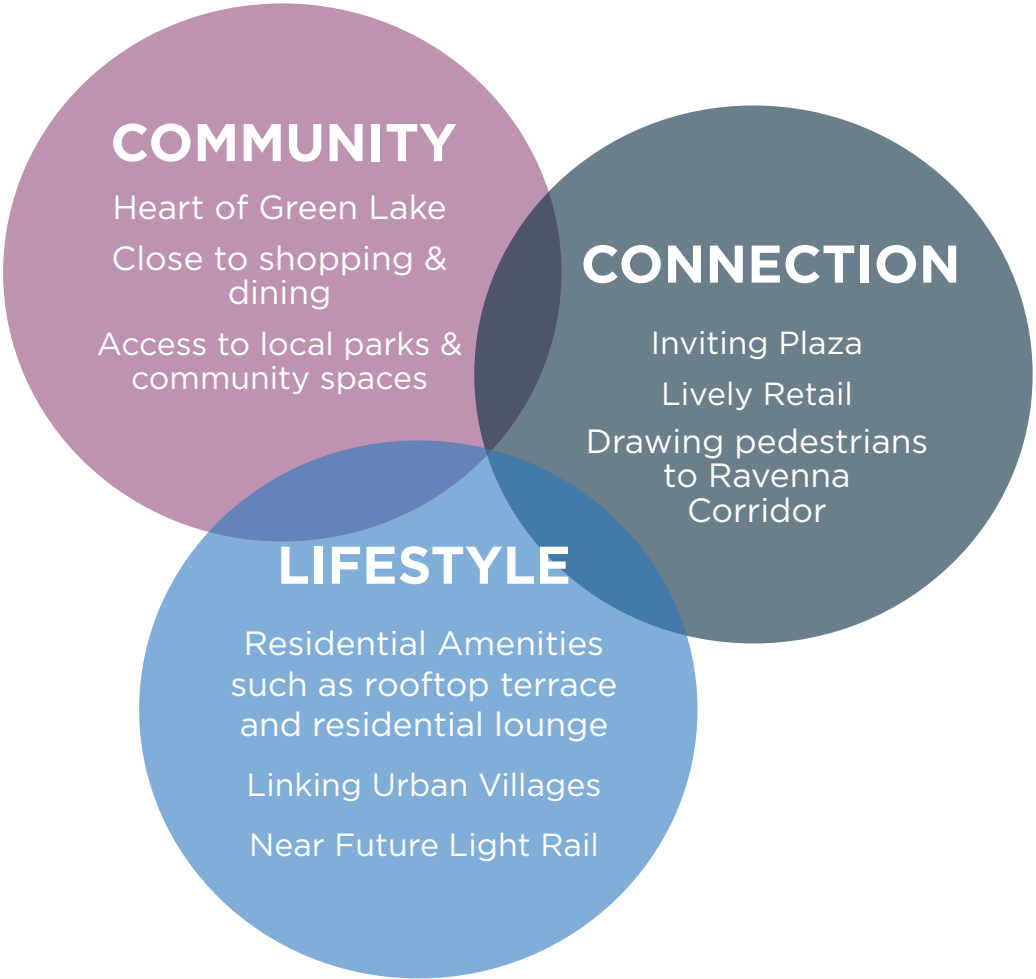
DEVELOPMENT OBJECTIVES

Our proposed development is **four stories**, with a **below-grade parking** level. It is **mixed use**, with three upper levels of apartments and a ground floor of retail and additional apartments. With 62 apartments and 10 parking spaces, we see this as an infill project, located between the existing Florera development and adjacent, undeveloped properties within the NC2-40 Zone. Renters will benefit from a range of social and amenity spaces, some of which will be visible from street level and from adjacent retail spaces.

While our site is located at the apparent current edge of the **Greenlake Urban Village**, we believe that this is only a snapshot in time, reflecting the likelihood of continued development, with increased density along the Ravenna Boulevard greenway.

NC2-40 does not require the provision of parking, we propose a single level of below-grade parking, accessible from **Ravenna Boulevard**. We see our project as contributing to the continued development of the Urban Village as a pedestrian- and bicycle-friendly, transit-oriented, and amenity-rich environment. Our efficient and nicely-appointed apartments will add to the mix of available choices for those seeking an urban lifestyle, within walking distance to Greenlake Park and its recreational, retail, and dining opportunities.

PROJECT VISION



Architectural Depth



Contrasting Materials



Visual Interest



Clean Lines



Integrated Nature



PROJECT DATA

GENERAL INFORMATION

- OWNER: CROSBY LLC, 14524 89TH PL. SE, KENMORE, WA 98028
- CONTACT: ANDY PAROLINE, PAROLINE & ASSOC.
 - ADDRESS: 3617 SW CHARLESTOWN ST., SEATTLE, WA 98126,
 - EMAIL: ANDY@PAROLINEASSOCIATES.COM
 - PHONE: (206)719-0339
- SITE ADDRESS: 414 NE RAVENNA BLVD., SEATTLE, WA 98115
- ASSESSOR’S PARCEL NUMBER: 952810-3625
- PROPERTY ZONING: NC2-40
- USE: EFFICIENCY APARTMENTS, RETAIL

DENSITY CALCULATIONS

- LOT AREA: 11,019 SF
- FAR: 3.25
- ALLOWABLE AREA: 11,019 SF X 3.25 = 35,812 SF
- MIXED OCCUPANCY: (R2) RESIDENTIAL UNITS - 62, (B OR M) RETAIL SPACES - 2

LOT COVERAGE

- AREA OF ALL PRINCIPAL AND ACCESSORY STRUCTURES:
 - ALLOWABLE LOT COVERAGE: 100%
 - PROPOSED LOT COVERAGE: 100%

STRUCTURE HEIGHT

- MAXIMUM STRUCTURE HEIGHT ALLOWED: MAIN STRUCTURE 40’-0”, ADDITIONAL 4’-0” IF LOWEST LEVEL IS NON RESIDENTIAL, AND HAS A FLOOR TO FLOOR OF 13’-0” MINIMUM. (EXCEPTION TAKEN). STAIR AND ELEVATOR PENTHOUSES ALLOWED TO 15’-0” ABOVE THE HIGHEST LEVEL IF LESS THAN 25% OF TOTAL ROOF AREA.
- PROPOSED STRUCTURE HEIGHT: 44’-0”
- PARAPET HEIGHT: + 12” (45’-0”)
- PENTHOUSE HEIGHT: + 15’-11” (59-11”)

STRUCTURE WIDTH AND DEPTH

- ENTIRE BLOCK IS ZONED NC2-40 - NO REQUIREMENTS

SETBACKS

- NO SETBACKS REQUIRED BY ZONING CODE

SCREENING AND LANDSCAPE

- NO SCREENING REQUIRED
- LANDSCAPE GREEN FACTOR SCORE OF 0.30 OR GREATER REQUIRED. CURRENTLY TACKING SCORE OF 0.31 (SEE GREEN FACTOR SCORE SHEET FOR CALCULATIONS)
- DUMPSTER AND RECYCLING SCREENING: CONTAINED WITHIN BUILDING

OPEN SPACE REQUIREMENTS

- ZONED NC2-40, NO REQUIREMENT

PARKING REQUIREMENT

- ALL STALLS ARE AVAILABLE FOR LEASE TO TENANTS OF BUILDING ONLY
- PARKING AREA: 6,790 SF (EXCLUDING RAMP)
- PARKING REQUIRED: NO REQUIREMENT FOR RESIDENTIAL USES, NO PARKING
- PARKING REQUIRED FOR BUSINESS USES (RETAIL UNDER 5,000 SF AND EATING DRINKING ESTABLISHMENTS UNDER 2,500 SF): PROPOSED BUSINESS USE = 2,203 SF, NO REQUIREMENT
- PARKING STALL WIDTH AND DEPTH
 - SMALL STALL: 15’ X 7’-6” - (9 PROVIDED)
 - ADA STALL: 19’ X 8’-6” - (1 PROVIDED) PLUS 5’-0” WIDE ACCESS ZONE
 - BARRIER FREE VAN STALLS HEIGHT: 8’-2” (CITY OF SEATTLE - 7’-0” PROVIDED)
- PARKING ANGLE: 90 DEGREE

AMENITY AREA CALCULATION

- RESIDENTIAL BUILDING SQUARE FOOTAGE: 31,433 SF
- AMENITY REQUIREMENT: 5%

31,433 SF

5% REQ

1,572 SF
- AMENITY AREA REQUIRED: 1,572 SF
- ROOF TOP AMENITY DECK AND BOCCE COURT: 3,406 SF
- MAIN COURTYARD AT GRADE: 714 SF

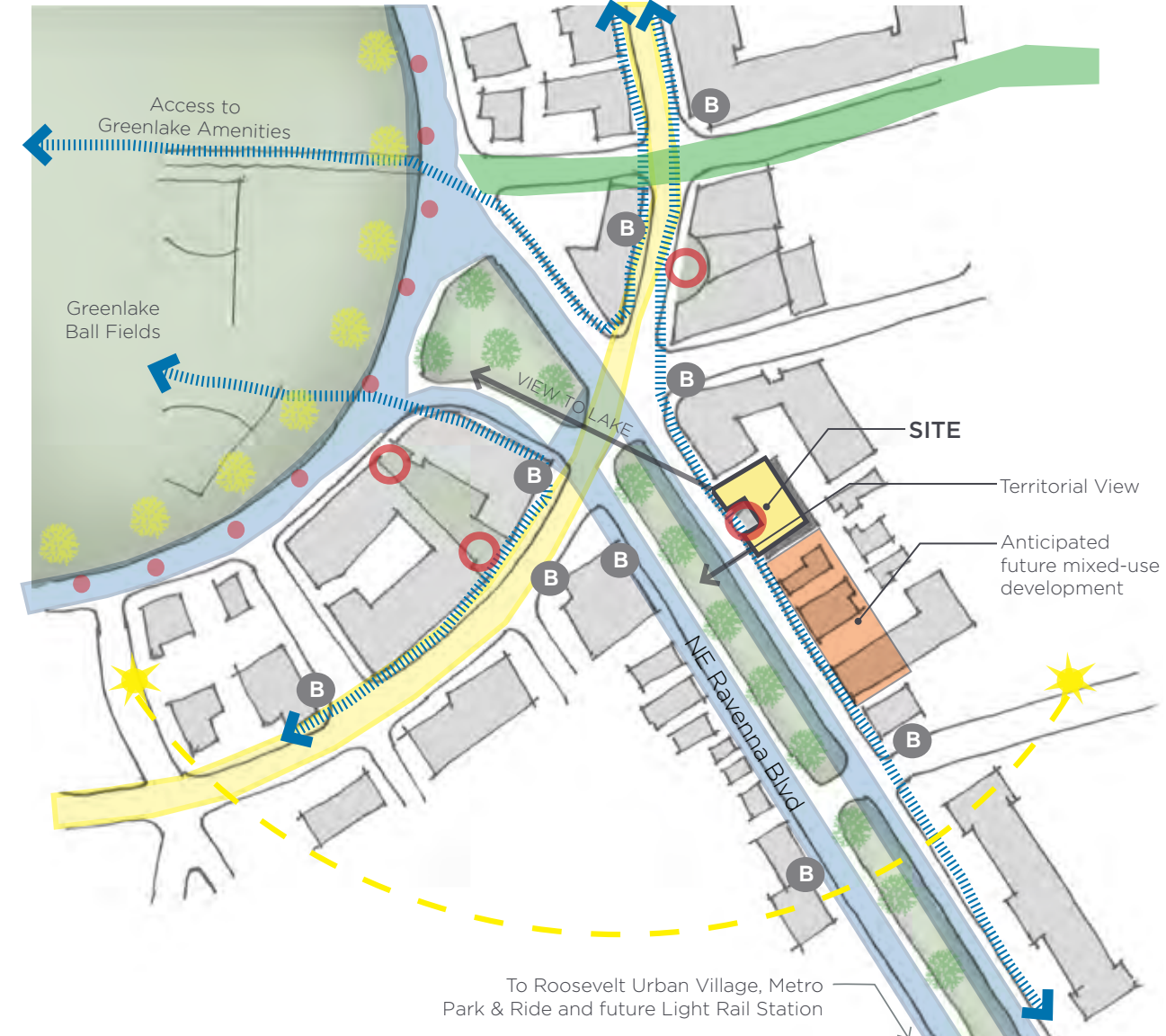
3,406 SF

714 SF

4,120 SF
- TOTAL AMENITY SPACE: 4,120 SF

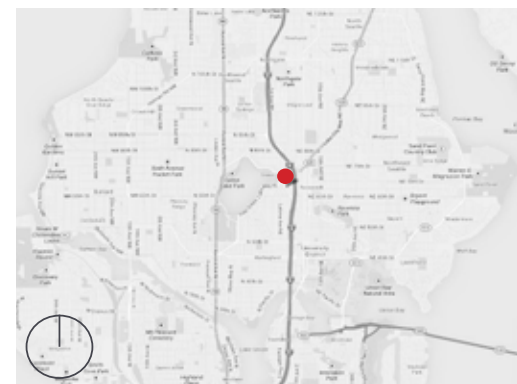


Site Accessibility

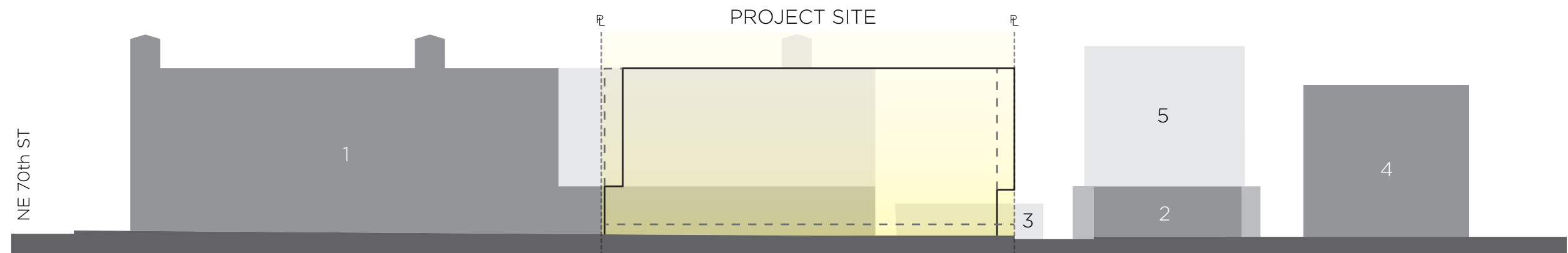


Site Analysis

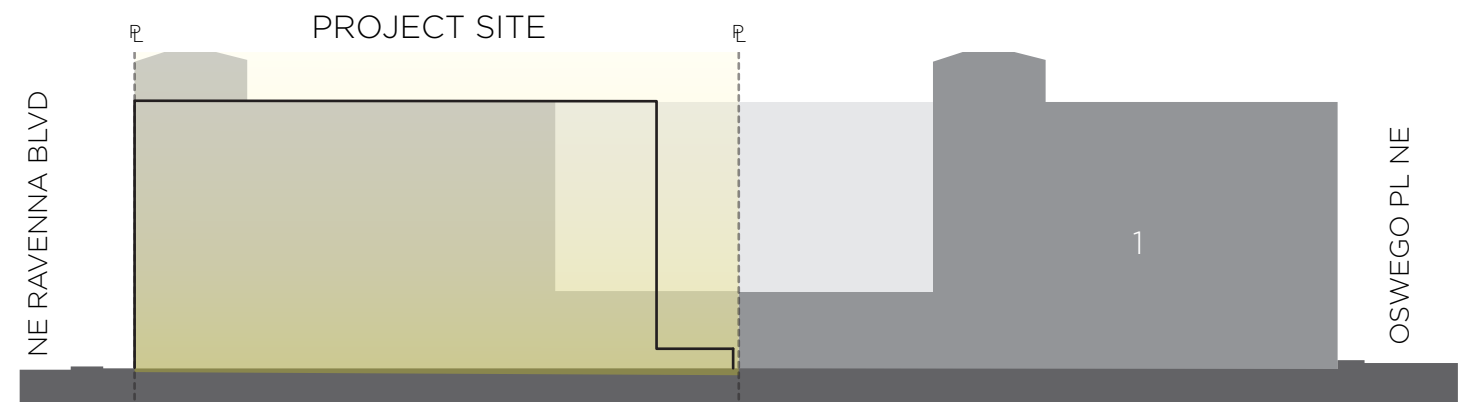
- LEGEND**
- Neighborhood Green Street (Recommendation)
 - Collector arterial
 - Mixed-use street
 - Olmsted Boulevard Class I
 - Olmsted Boulevard Class II
 - Plaza
 - Bike route
 - Bus stop
 - Subject site
 - Sun path
 - Walking route



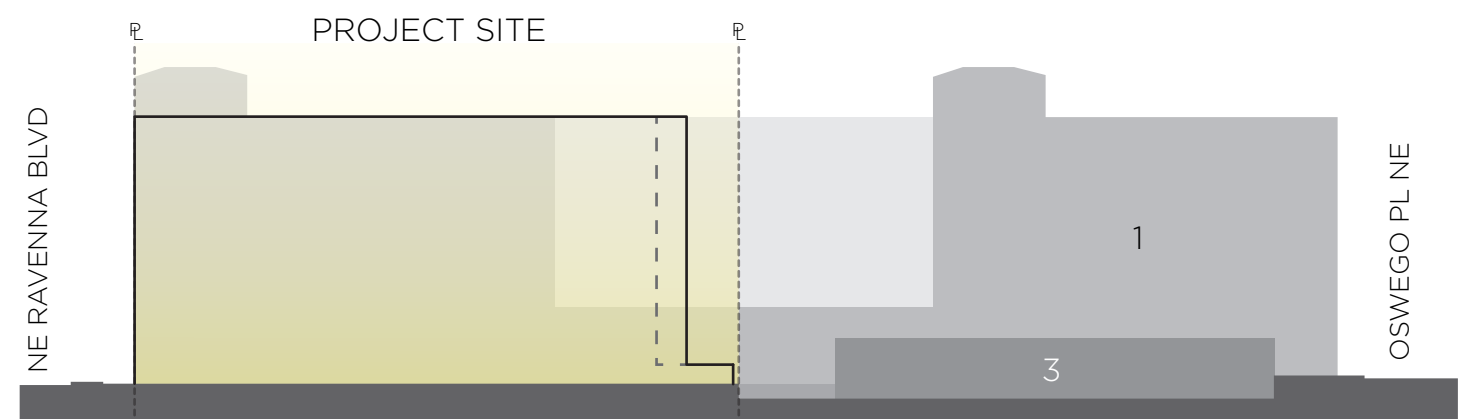
NE Ravenna Blvd. Looking North-East to Site



A | Site Section | NE Ravenna Blvd looking North-East



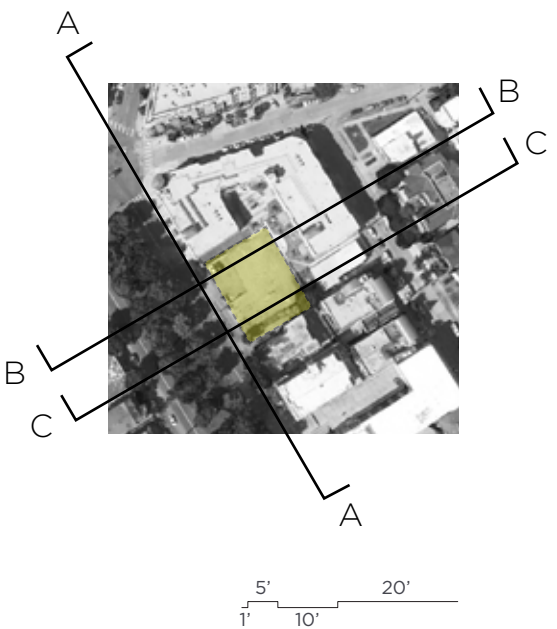
B | Site Section | Looking North-West



C | Site Section | Looking North-West

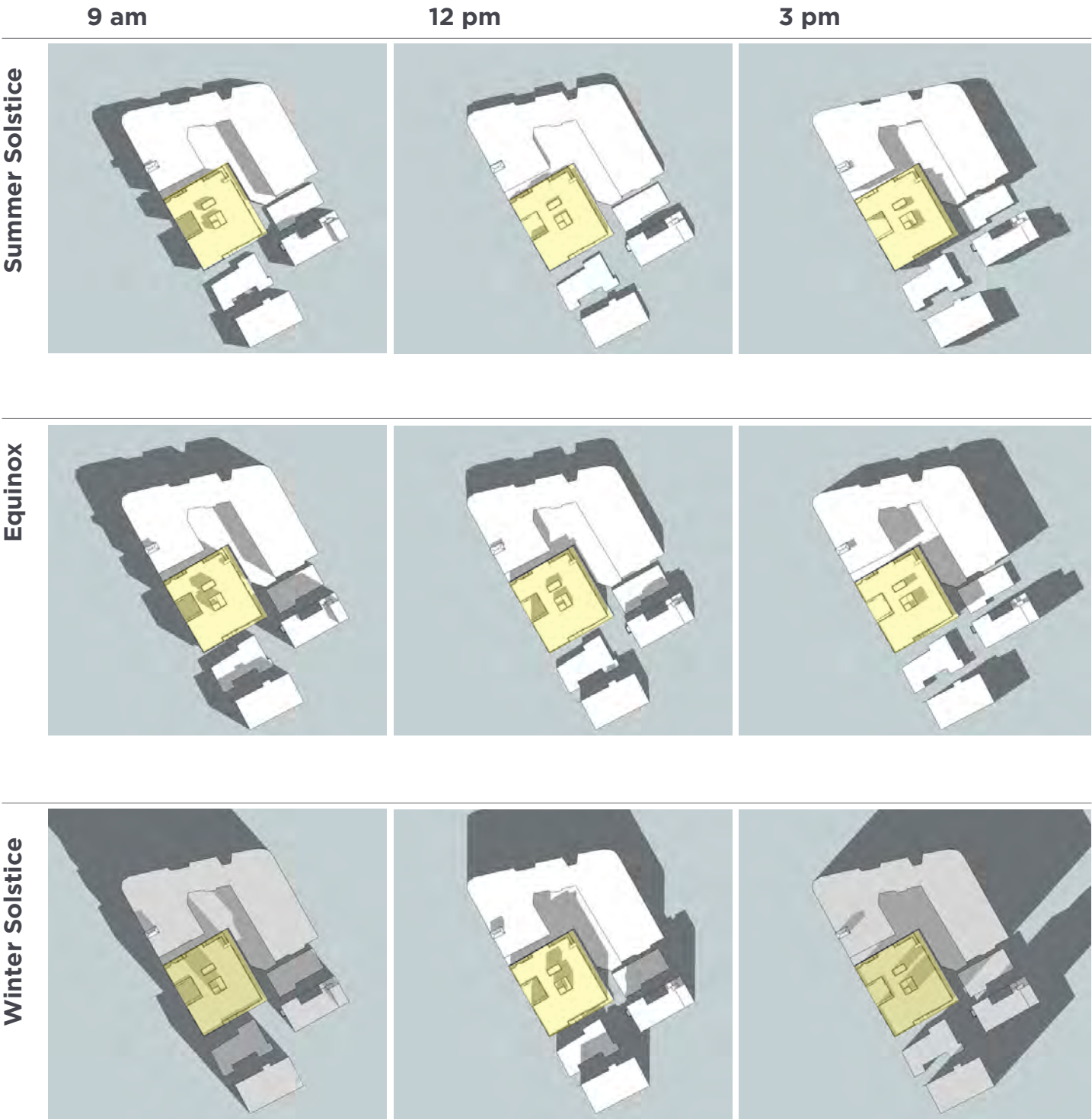
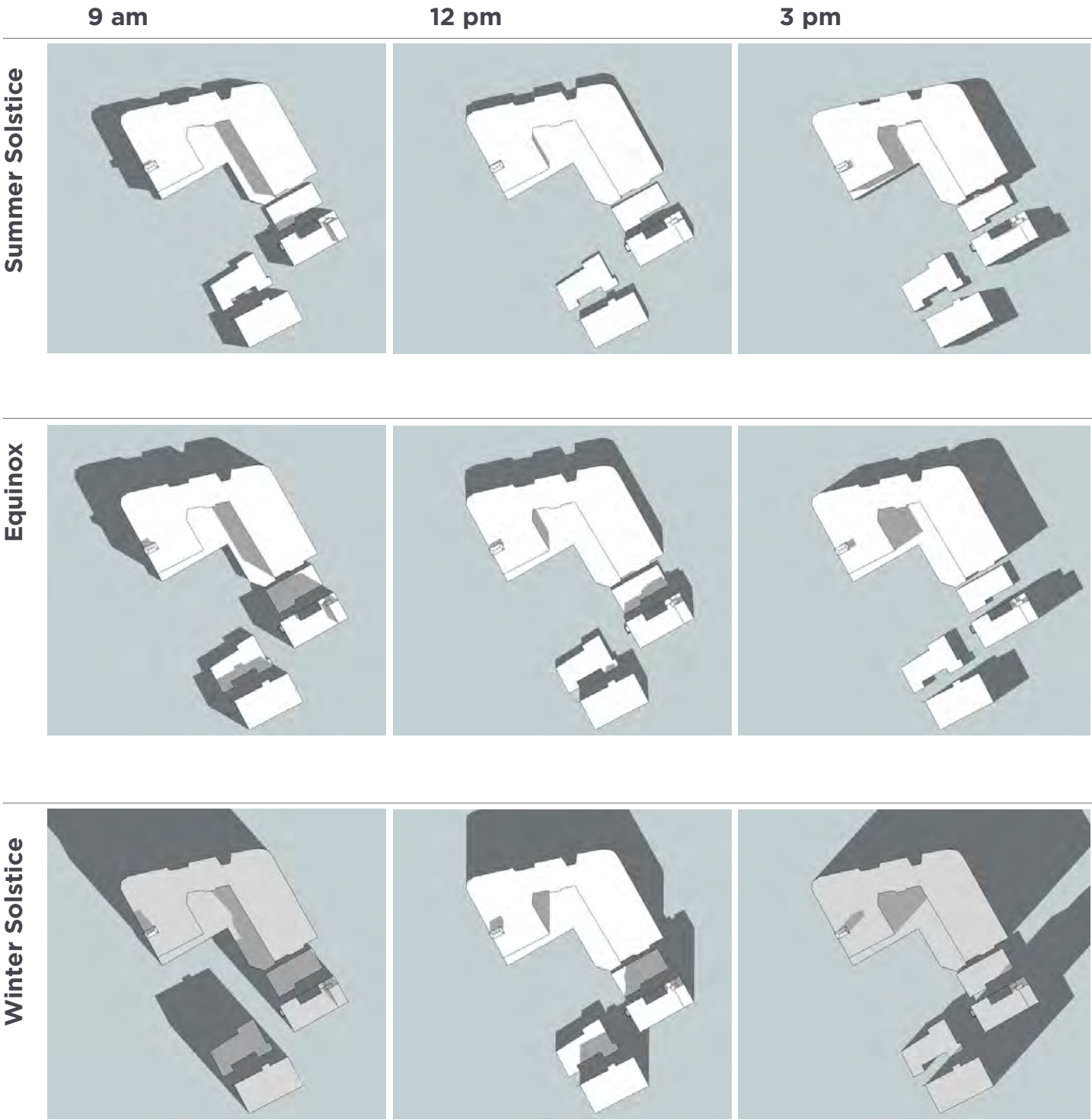
LEGEND

- 1 | FLORERA CONDOMINIUMS
- 2 | 8 UNIT APT BUILDING 1
- 3 | 8 UNIT APT BUILDING 2
- 4 | 13 UNIT APT BUILDING
- 5 | 8 UNIT APT BUILDING 3



Existing Conditions

Proposed Massing



Design Narrative

With the preferred massing configuration as a departure point (please refer to pages 46-50 of the appendix), we have further articulated the building perimeter on levels 2-4 to optimize windows for each apartment. Appreciating that this is an infill building, contributing to the streetscape of Ravenna Boulevard, we have chosen to use color to differentiate the street-facing and rear court-facing portions of the building mass, from the “core” mass. Darker stone-colored cladding faces the street and rear court, and the core mass depicts warmer, wood-toned panels. Please refer to page 20 for proposed materials and colors.

We propose the entry plaza, serving the lobby and community space for the residential units, as well as for the retail as an outdoor room, furnished as an urban space, accessible from the public way.

Our proposed design indicates larger than typical (in the Greenlake Urban Village) windows for the apartments. Our design precedents are buildings from the Northern latitudes, in which fenestration is oversized, and tall, in response to available daylight in the winter months, and to enhance the habitation of the compact living spaces provided.

Our façade design, as illustrated on the diagram to the right, respects the horizontal datum lines

of the retail-oriented ground floor (+13 feet above street level) and building parapet (+44 feet above street level), common to adjacent and nearby buildings in the NC2-40 Zone. Our design departs from the solid retail base, with punched openings, ordinarily surfaced with brick veneer. Given our frontage on the Ravenna Boulevard greenway, we see advantage of increased transparency of ground floor retail and social spaces from the public right of way affording indoor/outdoor flow and seating when weather permits. Accordingly, we propose a storefront system without the interruptions of brick clad piers. On levels 2-4 we propose to align with adjacent and future buildings on the greenway front.

We propose connecting the enclosures for fire stairs and the elevator, serving roof-top amenities and green roof in our submittal for Early Design Guidance. The provision of an open trellis further defines an outdoor community space for the residents with views to the Olmsted Blvd. and toward the lake and park. The Building Department considers any occupied structure above the roof, even an open trellis, to constitute an additional floor, so we ask for the Design Review Board’s support for the inclusion of this trellis (please see page 36). We believe that this would result in a better building.



Adjacent Datum Lines



Sketch View From NE Ravenna Blvd



GREEN



WORK



MEET



LIVE

EDG REPORT GUIDANCE & RESPONSE

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

A. SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Green Lake-specific supplemental guidance:

- Lakefront Orientation: In areas adjacent to Green Lake Park the building should be sited to acknowledge and orient to the lake and park.
- Views of Lake: Numerous streets offer views of, and pedestrian access to, the lake. Consider siting the building to take advantage of these views and to enhance views from the public right-of-way. Methods to accomplish this include setting the building back from lake views, placing landscape elements and street trees to frame views rather than block them, and providing pedestrian spaces with views of the lake.
- Curved and Discontinuous Streets: The community's street pattern responds to the lake by breaking with the city's standard north-south and east-west grid pattern. This creates numerous discontinuous streets, street offsets, and curved streets, which are an aspect of the community character. New development can take advantage of such street patterns by providing special features that complement these unique spaces.
- Entry Locations: Within the Green Lake Planning Area, certain

locations serve as entry points into neighborhood and commercial areas. Development of properties at these "Entry Locations" should include elements suggesting an entry or gateway. Examples include a clock tower, turret or other architectural features, kiosks, benches, signage, landscaping, public art or other features that contribute to the demarcation of the area.

- Heart Locations: Several important intersections have been identified as "Heart Locations". Heart Locations differ from Entry Locations in that they are intersections that serve as the perceived center of commercial and social activity. Development at Heart Locations should enhance their central character through appropriate site planning and architecture. In addition to promoting pedestrian activity, these sites have a high priority for improvements to the public realm. A building's primary entry and facade should face the intersection. Other amenities to consider are: special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. Developers should review programmed public improvements listed in the Green Lake 20/20 Plan.



VIEW INTO THE FORECOURT

The discrete forecourt flanked by building wall along Ravenna Boulevard has the potential of creating a gracious sense of entry and a recognition of the boulevard's significance.

Applicant Response: Building on the encouragement of the DRB, we have continued to develop the forecourt as an active urban space and as an enhanced entry experience to the residential use. Submitted plans, renderings, and the materials board indicate our proposed design refinements.

Building plans indicate increased retail fronting on the forecourt. The residential lobby is now entered from the back of the forecourt. Live/work spaces have been replaced, with retail fronting on the street and forecourt, further activating urban space.

Renderings indicate the addition of canopies above retail storefront.

The materials palette indicates enhanced materials on vertical and horizontal surfaces.



VIEW ALONG RAVENNA BLVD

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Green Lake-specific supplemental guidance:
A continuous street wall is an important design consideration within Green Lake’s commercial and mixed-use, pedestrian-oriented areas.

- Aurora Avenue North: A continuous street wall is less of a consideration on Aurora Avenue N, where numerous parking lots punctuate the streetscape. In this area, a more pleasant and consistent streetscape can be achieved by reinforcing the rhythm of alternating buildings and well-landscaped vehicle access areas. Parking lots should be placed at the rear and to the sides of buildings, and the buildings should be located near the street. Parking lot landscaping and screening are particularly important in improving the appearance of the Aurora Avenue North corridor.
- Multifamily Residential Areas: Landscaping in the required front setbacks of new multifamily development is an important siting and design consideration to help reinforce desirable streetscape continuity.

As illustrated on p. 19 of the EDG booklet (elevation study), the architect intends to create a nearly continuous street wall aligned with the Florera in accordance with the guideline. The Board agreed with this aspiration.

Applicant Response: The developed design extends visual datum lines established in the Florera development through material, color transitions and the addition of canopies above retail storefronts. We intentionally contrast with the Florera development materials, colors and architectural details, reinforcing our client’s brand.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

Review the lobby’s location as directed in the guidance for A-4.

Applicant Response: As noted in our response to guidance under Section A-1, we have moved the residential lobby location to the back wall of the forecourt, with clear lines of sight from the street.

A-3/A-4 Diagrams showing increased visibilty to the street from the lobby & maximization of the street front



A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

Green Lake-specific supplemental guidance:

Pedestrian activity is a high priority in the Green Lake business areas. It is recognized, however, that within commercial zones, the appropriateness of traditional storefronts may depend upon location, adjacent properties and the type of street on which the development fronts. In the case of a mixed-use building, for example, at the intersection of an arterial and a residential street, it might be more appropriate to place non-storefront commercial facades on the quieter residential street. In such cases, the following can contribute to a commercial facade that exhibits a character and presence that achieves a sensitive transition from commercial to residential uses:

- slightly less transparency than a standard storefront window;
- recessed entries;
- landscaping along the building base and entry; and
- minimized glare from exterior lighting.

The Board urged the applicant to maximize the amount of commercial space directly along the street frontage. Consider the following changes: reducing the garage width, locating the lobby at the back of the plaza and eliminating the live/work unit for added commercial space.

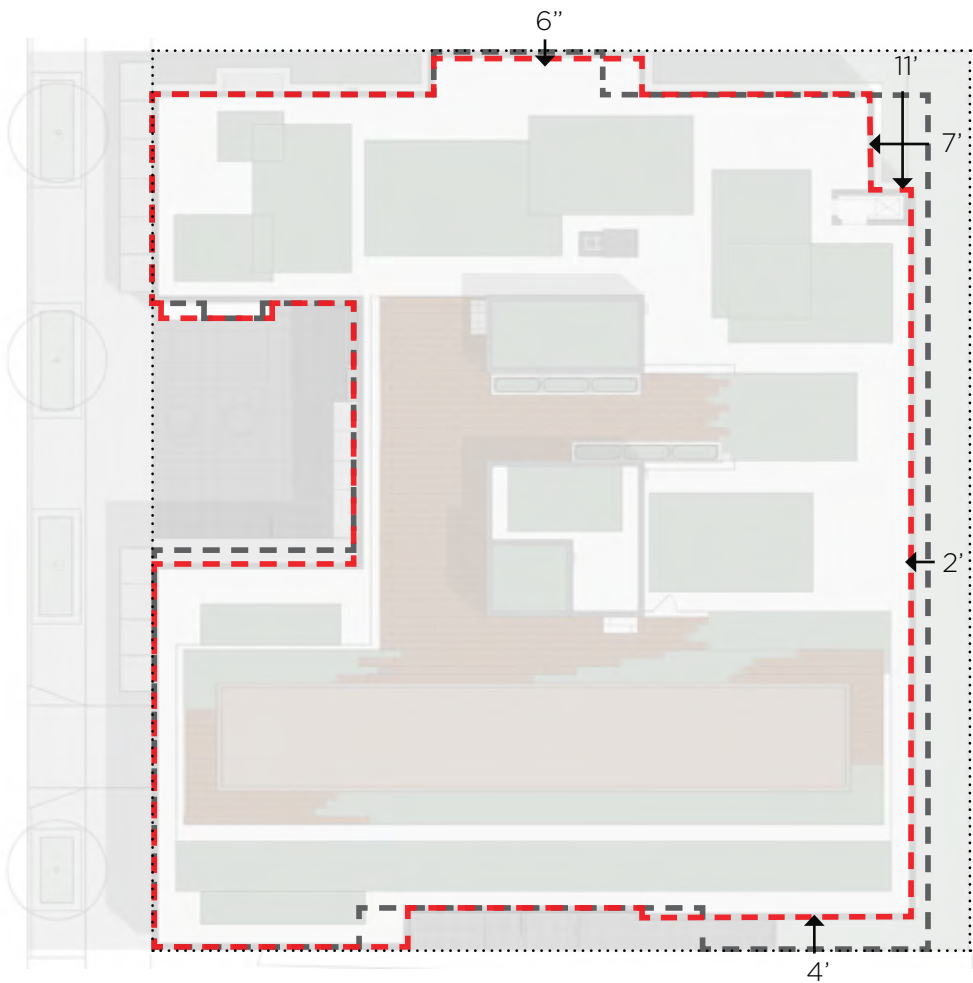
Applicant Response: *As noted in our response to guidance under Section A-1, we have increase the amount of street and forecourt-facing retail, eliminating the originally proposed live/work space.*

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

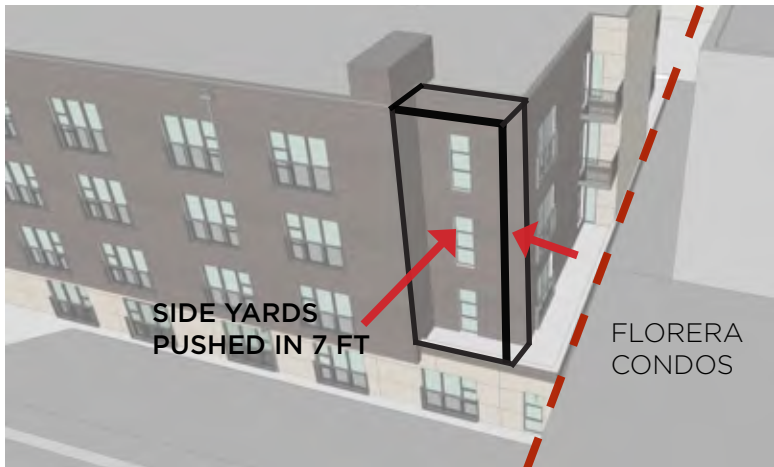
After reviewing the site and vicinity zoning, the adjacent buildings and the proposed massing, the Board requested that the applicant modify the proposed structure at the northeast corner to ensure relief for the adjacent Florera courtyard. See guidance for B- 1.

Applicant Response: *We have increased setbacks on the back yard and side yards from our original proposal. Further, we recessed the northwest corner of our design, the corner that faces the Florera courtyard. Please refer to diagram A-5.*

A-5 Diagrams to show increased setbacks and recesses



- CURRENT UPPER FLOOR FOOTPRINT
- ORIGINAL EDG UPPER FLOOR FOOTPRINT
- PROPERTY LINE



MODEL VIEW SHOWING NW CORNER SETBACK

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Green Lake-specific supplemental guidance:

- Residential Buildings: Residences on the ground floor should be raised for residents' privacy, if allowed by site conditions. Well landscaped, shallow front yard setbacks are also typical and appropriate.
- Mixed-Use Buildings: For mixed-use buildings with residential units over commercial ground floor uses, consider locating the primary residential entry on the side street rather than in the main commercial area. This maintains a continuous commercial storefront while increasing privacy for the residential units.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Green Lake-specific supplemental guidance:

The Design Review Board may reduce the amount of open space required by the Land Use Code if the project substantially contributes to the objectives of the guideline by:

- Creating a substantial courtyard-style open space that is visually accessible to the public and that extends to the public realm.
- Setting back development to improve a view corridor.
- Setting upper stories of buildings back to provide solar access and/or to reduce impacts on neighboring single-family residences.
- Providing open space within the streetscape or other public rights-of-way contiguous with the site. Such public spaces should be large enough to include streetscape amenities that encourage gathering.

Scheme Three appears to meet bullet points one through three. The entry courtyard allows additional units to face Ravenna Boulevard. In general, the entry plaza concept received an endorsement.

Applicant Response: *We have continued to develop the massing concept endorsed by the DRB as noted in our response to Sections A-1, A-3 and A-4.*

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

In order to maximize commercial use presence on Ravenna Boulevard, the Board encouraged the applicant to reduce the width of the driveway and garage opening to accommodate more retail or office space. A reduction in width requires a departure request from the land use code.

***Applicant Response:** Consulting with a parking design consultant, we concluded that we could safely reduce the width of the parking ramp to accommodate one-way traffic. Width is reduced from 22 feet to 12 feet. The reduction in building frontage for the ramp has been given to increased retail frontage.*

B HEIGHT, BULK AND SCALE

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Green Lake-specific supplemental guidance:

Some properties adjacent to Green Lake’s Neighborhood Commercial areas are zoned single-family, but have a small portion zoned Neighborhood Commercial. In general, these properties can only be developed with single-family houses. In such cases where a property with more-intensive zoning is adjacent to a property that contains such split zoning, the following design techniques are encouraged to improve the transition to the split-zoned lot:

- Building setbacks similar to those specified in the Land Use Code for zone edges where a proposed development project within a more intensive zone abuts a lower intensive zone.
- Techniques specified in the Citywide Design Guidelines A-5 and B-1. Along a zone edge without an alley, consider additional methods that help reduce the potential ‘looming’ effect of a much larger structure in proximity to smaller, existing buildings.
- One possibility is allowing the proposed structure’s ground floor to be built to the property line and significantly stepping back the upper levels from the adjacent building (see sketch below). The building wall at the property line should be designed in a manner sympathetic to the existing structure(s), particularly regarding privacy and aesthetic issues.

The Board discussed at length the relationships of the proposed setbacks and building mass to the Florera and the smaller apartment building to the rear. The Florera courtyard and its building mass wrap around the subject site’s northeast corner. Satisfied with the overall parti or building organization, the Board requested that the applicant adjust or modify the massing as it approaches the Florera courtyard.

***Applicant Response:** Please refer to our response to Section A-5, addressing this guidance.*

In addition, and in order to confirm the potential impact of shadows cast by our proposed development and existing structures, we performed a second, more detailed shadow analysis which is included in this submittal on page 7.

The elevation study (p. 19 of the EDG booklet) conveys common datum lines aligned with the Florera project. Common heights for the first floor plinths and the overall structure should provide a unified street wall and complementary massing.

***Applicant Response:** Please refer to our response to Section A-4, addressing this guidance.*

A-8 Diagram to show the reduced driveway and increased storefront



C ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well- defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Green Lake-specific supplemental guidance:

- Distinct Architectural Themes and Styles: Aurora Avenue North Corridor - Recognize Aurora’s 1920-1950 commercial character while making the area more friendly to the pedestrian. Residential Urban Village - Build on the core’s classical architectural styles (e.g., community center, library, Marshall School, VFW building). Tangletown (55th/56th Street corridor and Meridian) and 65th/ Latona – Build on both commercial areas’ human scale elements, particularly the traditional storefront details and proportions of early 1900s vernacular commercial buildings.
- Signage: The design and placement of signs plays an important role in the visual character and identity of the community. While regulatory sign review is not in the purview of design review, integration with the overall architectural expression of a building and appropriate scale and orientation are important design considerations. Franchises should not be given exceptions to these guidelines. Except within the Aurora Avenue North corridor, signage should be oriented to pedestrians.
- Facade Articulation: Multi-family residential structures - The façade articulation of new multifamily residential buildings (notably in Lowrise zones) should be compatible with the surrounding single-family architectural context. Neighborhood commercial structures – Modulation in the street-fronting façade of a mixed-use structure is less important when an appropriate level of detail is presented to break up the façade.

See the Board guidance for C-4.

***Applicant Response:** Please refer to our response to Section C-4, addressing this guidance.*

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Green Lake-specific supplemental guidance:

- Building Materials in Green Lake’s Individual Districts
 1. Green Lake Residential Urban Village
 2. Tangletown (55th/56th Corridor and Meridian)
 3. 65th at Latona
- Special material requirements and recommendations
 1. Metal siding
 2. Masonry units
 3. Wood siding and shingles
- Discouraged Materials
 1. Mirrored glass
 2. Sprayed-on finish

The initial concept sketches of the façade with primarily storefront glazing and a heavier upper level of wood and perhaps stone or concrete above the lighter base received praise. Although many of the newer mixed use structures in this portion of Green Lake commercial district possess brick facades, including the adjacent Florera, the Board did not urge its use. The Board requested high quality materials at the Ravenna façade. Members of the Board discouraged the use of cementitious board on the elevation and within the entry court.

***Applicant Response:** Building elevations, renderings and materials board that follows indicates our design evolution in response to guidance received. Materials and finishes at the ground floor retail level include tile pavers, tile cladding, aluminum storefront, louvers, doors and canopies. Materials at upper levels include porcelain tiles facing the forecourt, and lapped horizontal cementitious boards and flat cementitious panels, with reveal trim, elsewhere. Residential windows are vinyl, with finishes to match the dark storefront system. Cementitious materials are detailed in an unconventional and distinctive manner, so as to avoid references to typically installed systems.We propose the use of two distinct systems to avoid the monolithic appearance associated with typical systems.*

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The Board encouraged the applicant to narrow the driveway and garage width to increase the amount of linear feet for commercial uses along Ravenna Boulevard, indicating its willingness to recommend a departure from the governing width of driveways in the Land Use Code.

***Applicant Response:** Please refer to our response to Section A-8, addressing this guidance.*

D PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Green Lake-specific supplemental guidance:

- Streetscape amenities: New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm. The Board would be willing to consider a departure in open space requirements

if the project proponent provides an acceptable plan from, but not limited to: curb bulbs adjacent to active retail spaces, pedestrian-oriented street lighting, and street furniture.

The design of the forecourt represents a paramount concern for the Board. See guidance for D-7, D-10 and E-3.

Applicant Response: Please refer to our response to Sections A-1, A-3, A-4 and A-8, addressing this

D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Show the location of the solid waste storage area and diagram how transference occurs. Where will moving vans park? How will tenants access their bikes?

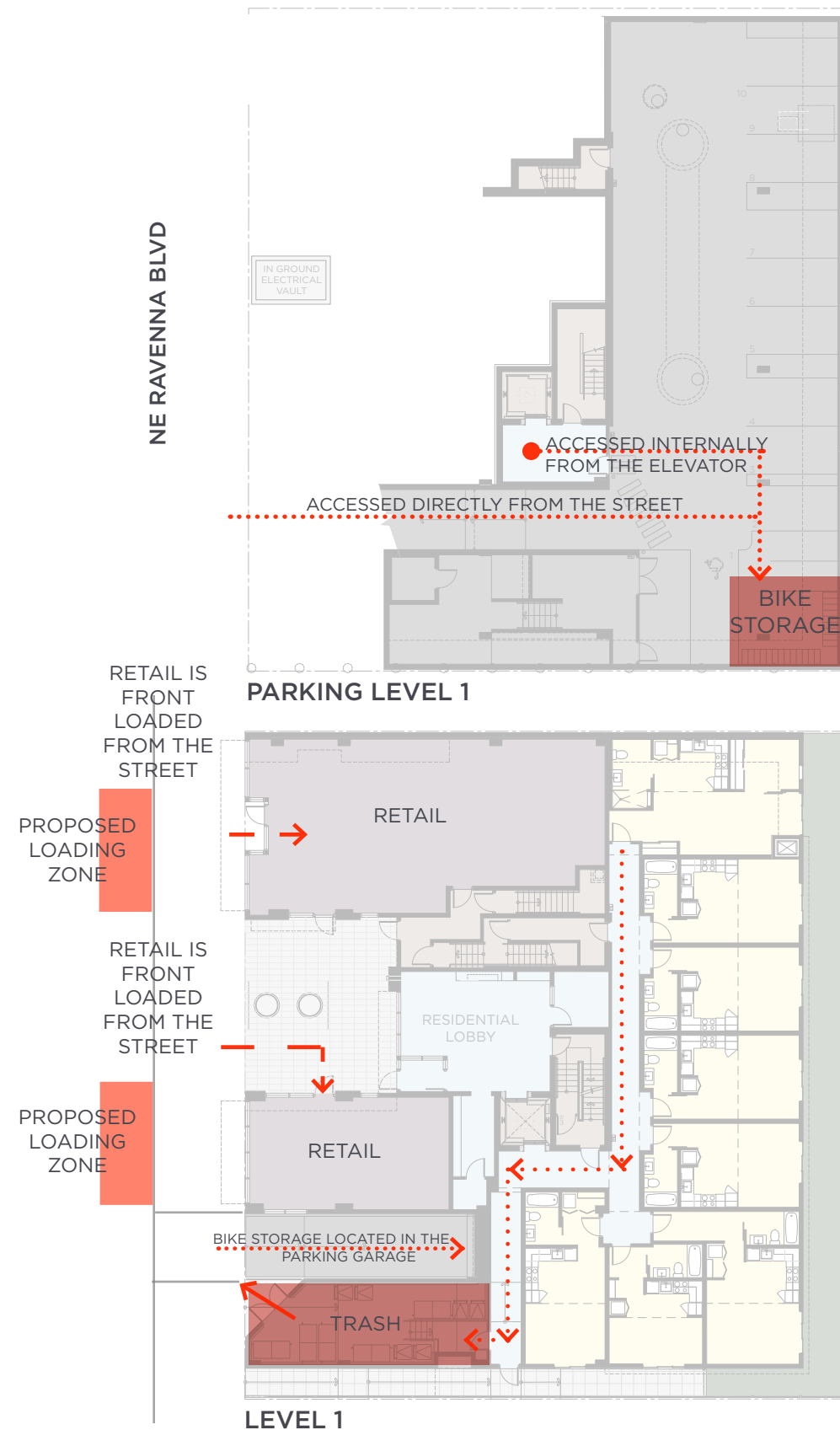
Applicant Response: Please refer to the diagram “D-6 Diagram to show Trash, Bike and Retail Servicing.”

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

The Board briefly discussed the necessity of ensuring a safe entry plaza. Design the plaza with security concerns in mind. Provide good sight lines and adequate lighting.

Applicant Response: The owner retained a security consultant to advise our design team on how we might enhance safety in the forecourt. Options examined included security fencing (fixed and movable), maintenance of good sight lines, enhanced lighting, increased retail fronting on the forecourt and security service monitoring and patrols. Balancing the value of a rich, accessible forecourt versus a fenced in forecourt, we concluded

D-6 Diagrams to show Trash, Bike, and Retail Servicing



that good line of sight, the absence of visual barriers and enhanced lighting offered the best blend of environment and security. The developed design, represented in the following plan, elevation and renderings indicate this proposal.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Provide a concept signage plan by the Recommendation meeting.

Applicant Response: The requested concept signage plan is included in this submittal on page 28.

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

Ensure that the Recommendation meeting booklet has a concept lighting plan with specification of outdoor fixtures. The front entry plaza should have attractive lighting with the goal of achieving a safe context.

Applicant Response: The requested concept lighting plan and fixture proposals are included in this submittal on page 27.

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The Board commended the architect's intention of provide extensive glazing at the storefront level.

Applicant Response: We concur. Please refer to our responses to Sections A-1, A-2, A-3, A-4 and C-4 and to the plans, elevations, renderings, and materials palette that follow.

E LANDSCAPING

E-1 Landscaping to Enhance the Building and/or Site.
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

Continue to refine the landscape design of the roof deck. In the Recommendation booklet, provide the type of materials (hardscape and plantings) as well as the type of planters.

***Applicant Response:** Please refer to our landscape plans, elevations, renderings, and materials/plant materials proposals that follow.*

E-2 Landscape Design to Address Special Site Conditions.
The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

Green Lake-specific supplemental guidance:

- Celebrate the Olmsted heritage: Green Lake Park, Ravenna Boulevard and Lower Woodland Park are visible and accessible examples of the Olmsted brothers’ design. New development should build on this character by employing informal groupings of large and small trees and shrubs. A mix of deciduous, evergreen, and ornamental plant materials is appropriate. Continuous rows of street trees contrasting with the informal, asymmetric landscaping of open spaces are also typical.

Given the proposed entry plaza’s adjacency to the Olmsted Brothers’ designed Ravenna Boulevard, the landscape architect should ensure a high quality design and materials that reflect the site’s importance.

***Applicant Response:** We concur. Please refer to our landscape plans, elevations, renderings, and materials/plant materials proposals that follow.*

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the following departures were requested:

***Street-level Development Standards SMC.23.47A.008A.3.** The Code requires that street-level street-facing facades shall be located within ten feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. The applicant proposes an entry plaza, approximately 730 square feet facing Ravenna Blvd.*

The Board conveyed its interest in a plaza along the right of way. The quality of the plaza is an important consideration.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forward to MUP Application in response to the guidance provided at this meeting.









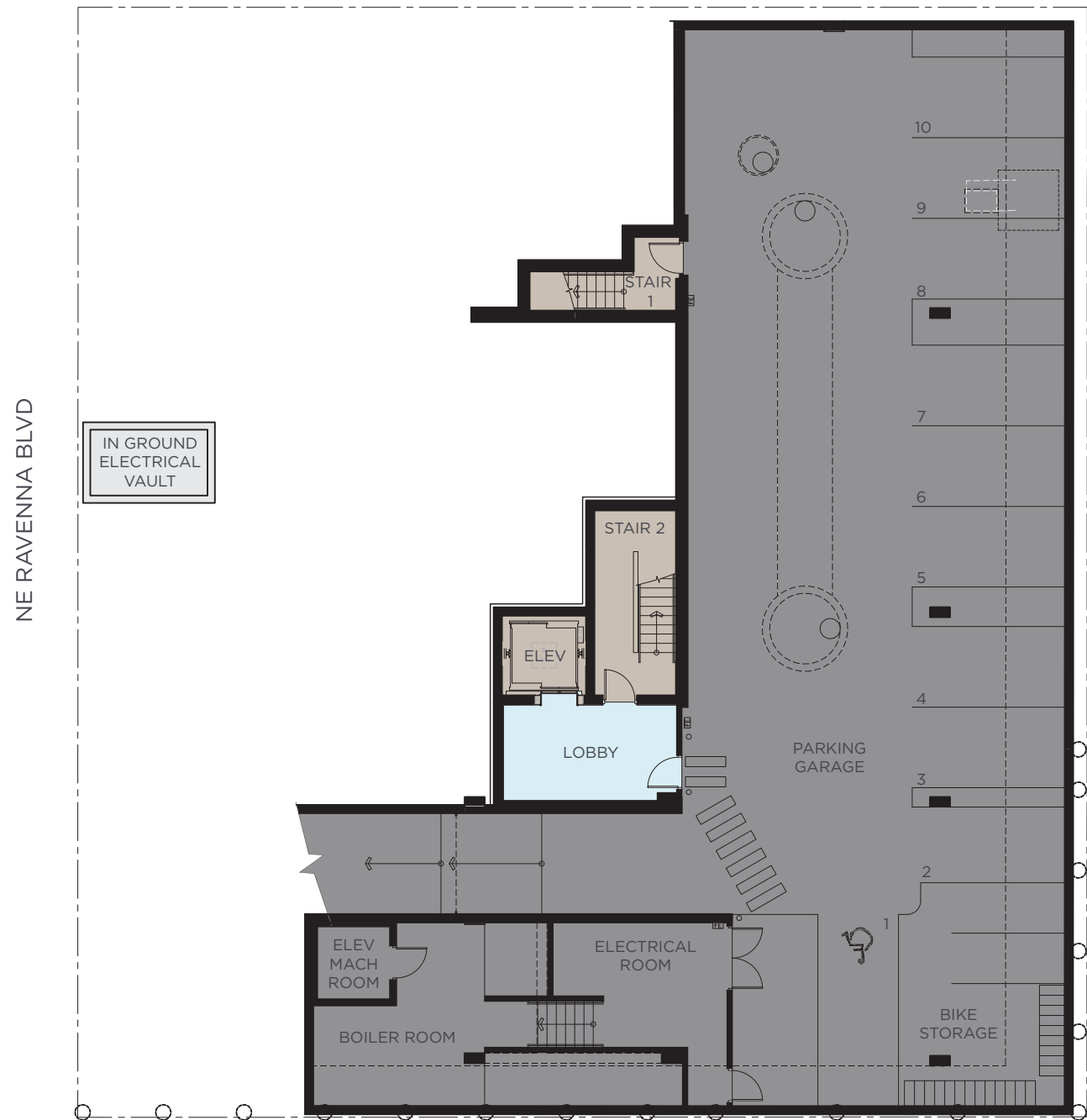












Parking Level 1

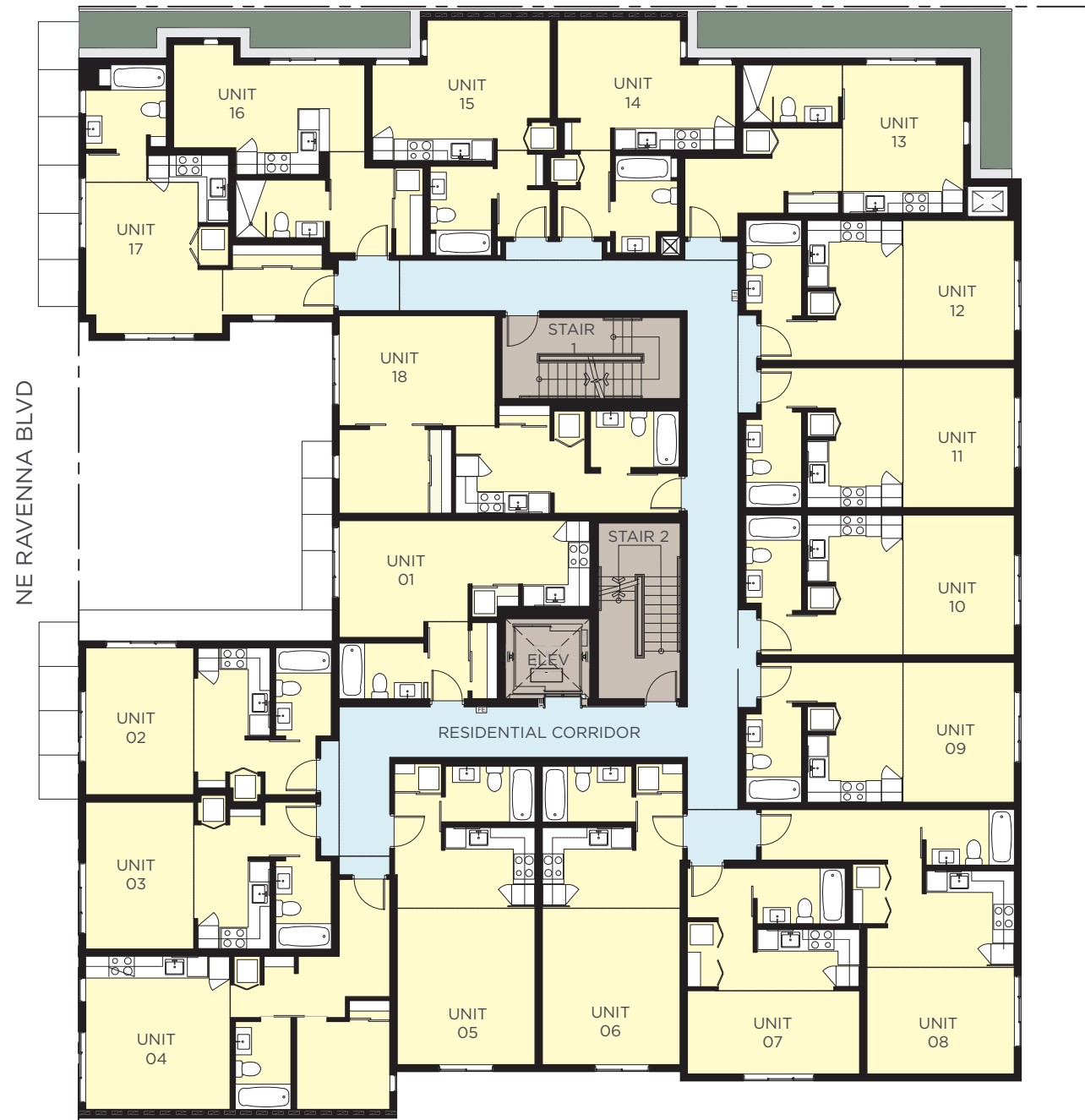


Level 1

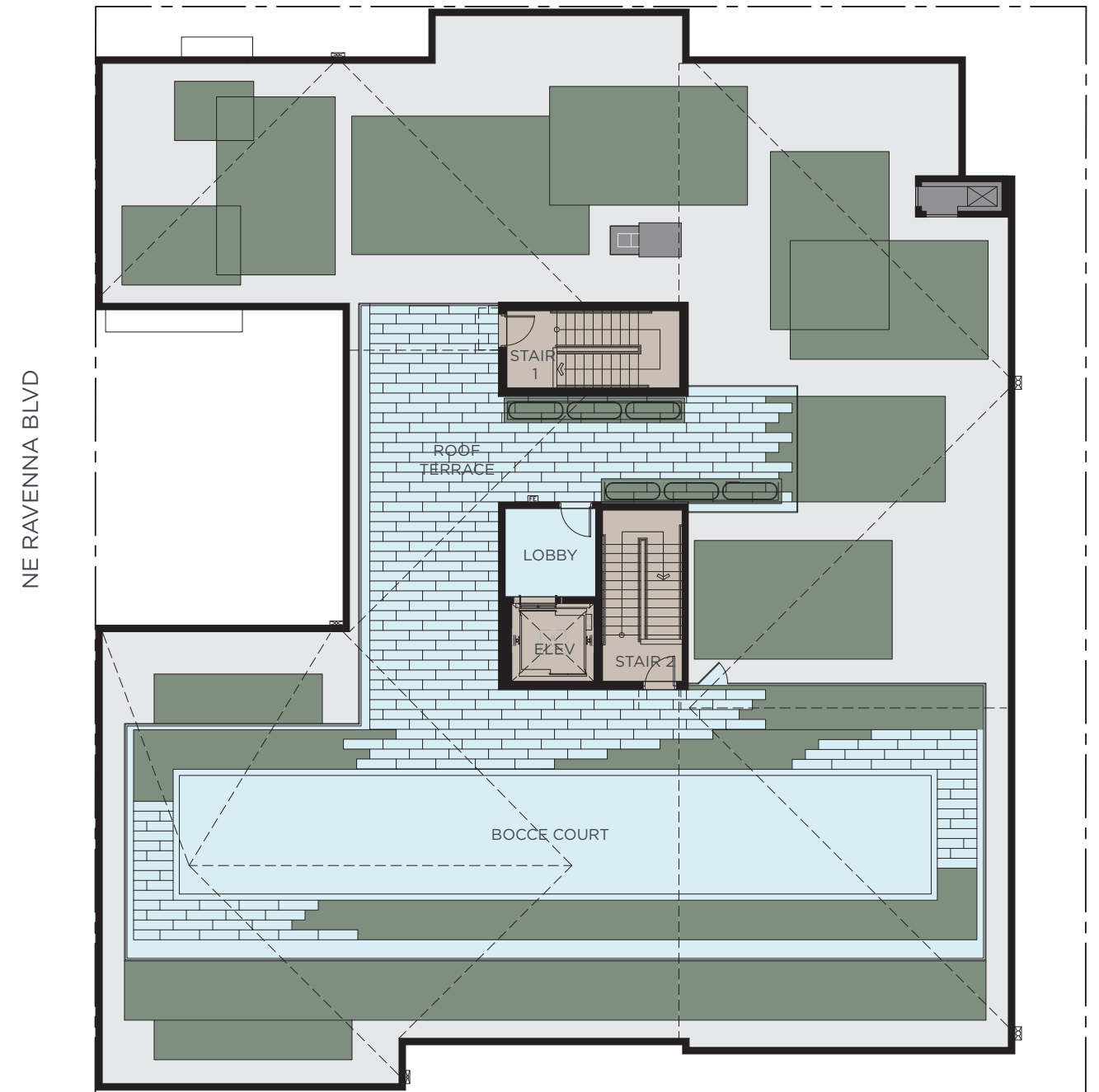
LEGEND

- Landscaping
- Parking / Utility
- Retail
- Vertical Circulation
- Circulation / Amenity
- Residential





Levels 2-4



Roof Level

LEGEND

- Landscaping
- Parking / Utility
- Retail
- Vertical Circulation
- Circulation / Amenity
- Residential



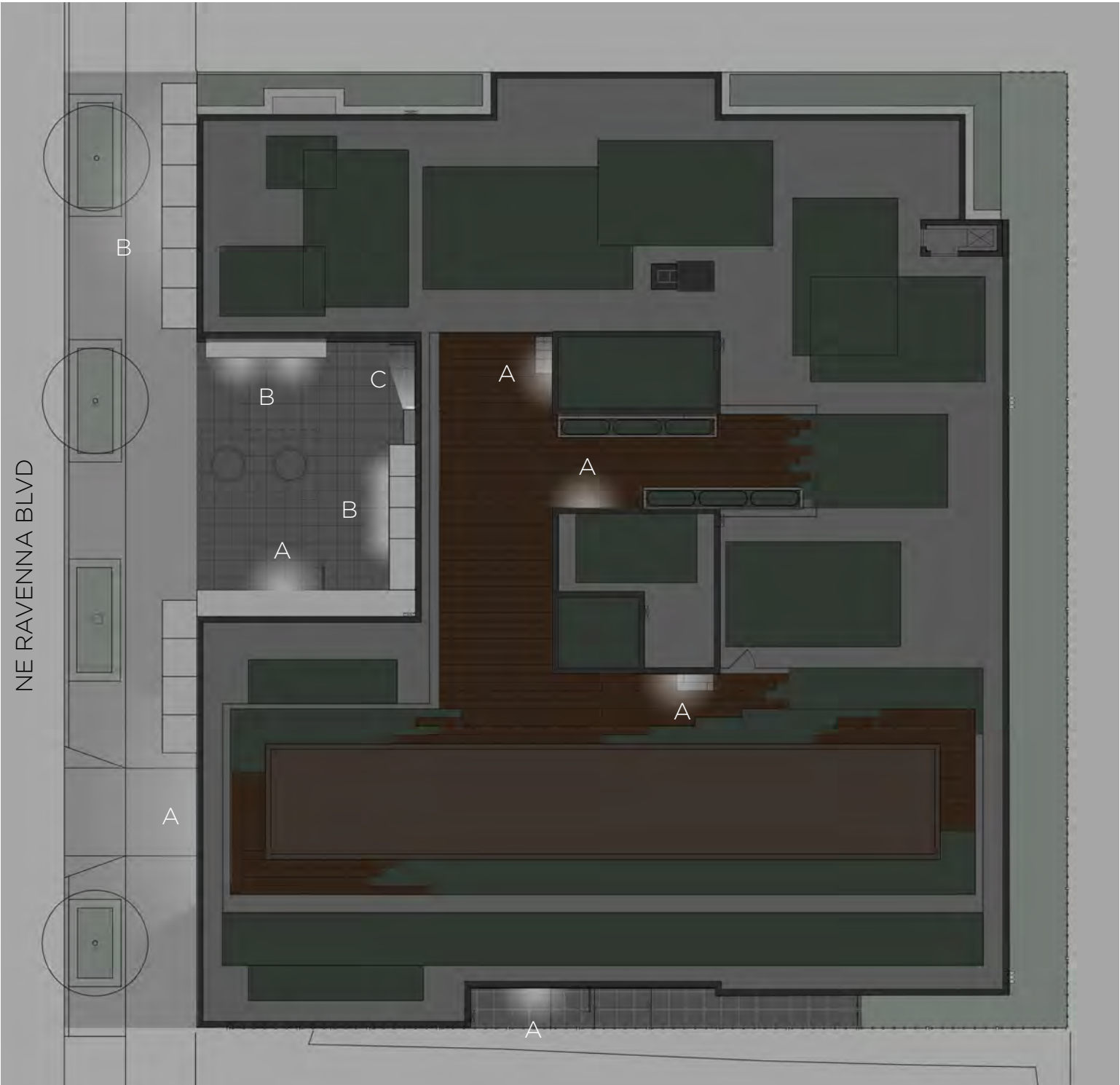
A | Wall Mounted



B | Canopy Mounted



C | Vertical Fluorescent



Lighting Plan

A | Retail and residential canopies



B | Example of residential entry signage



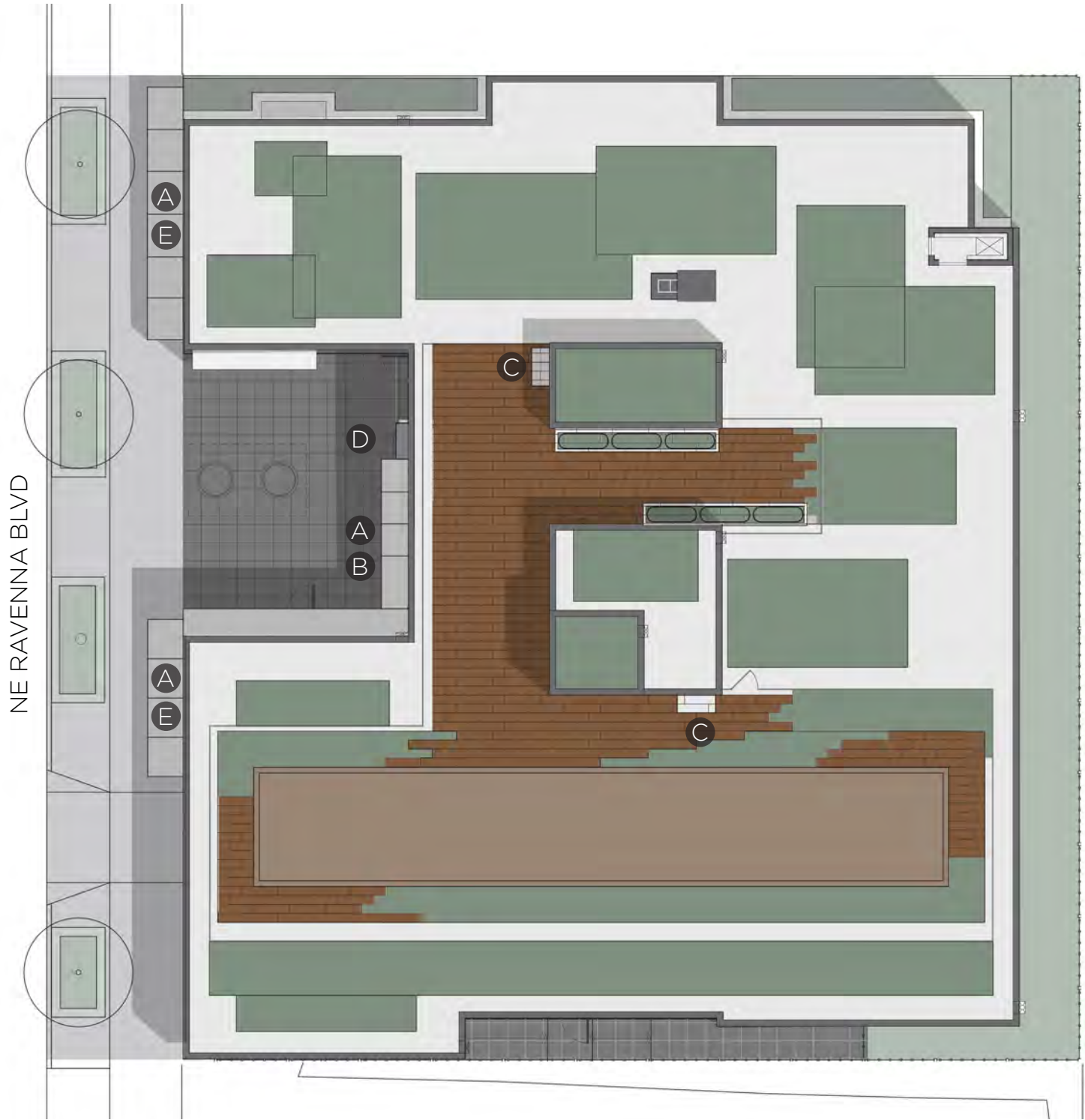
C | Roof access canopy

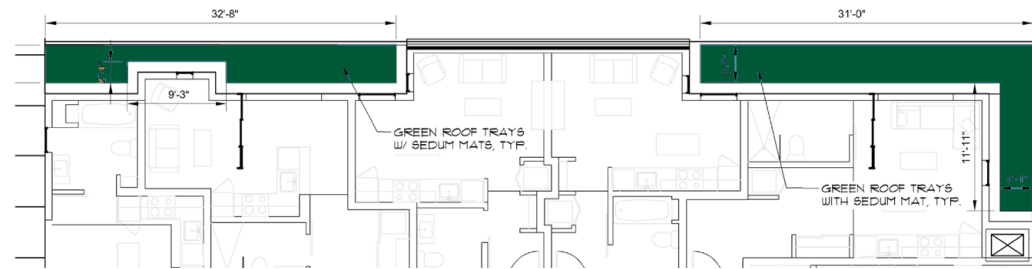


D | Vertical Street Numbers

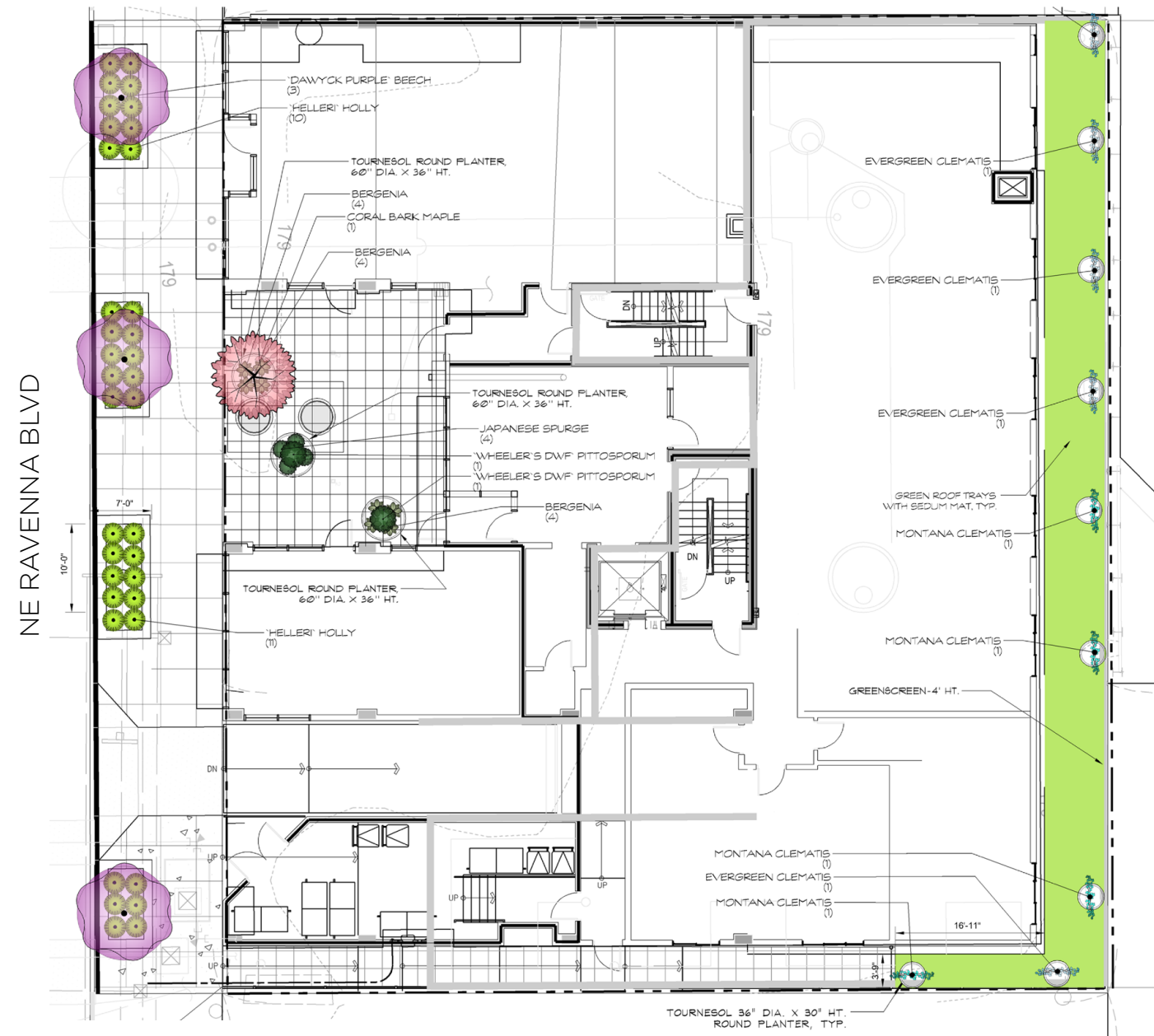


E | Examples of retail signage

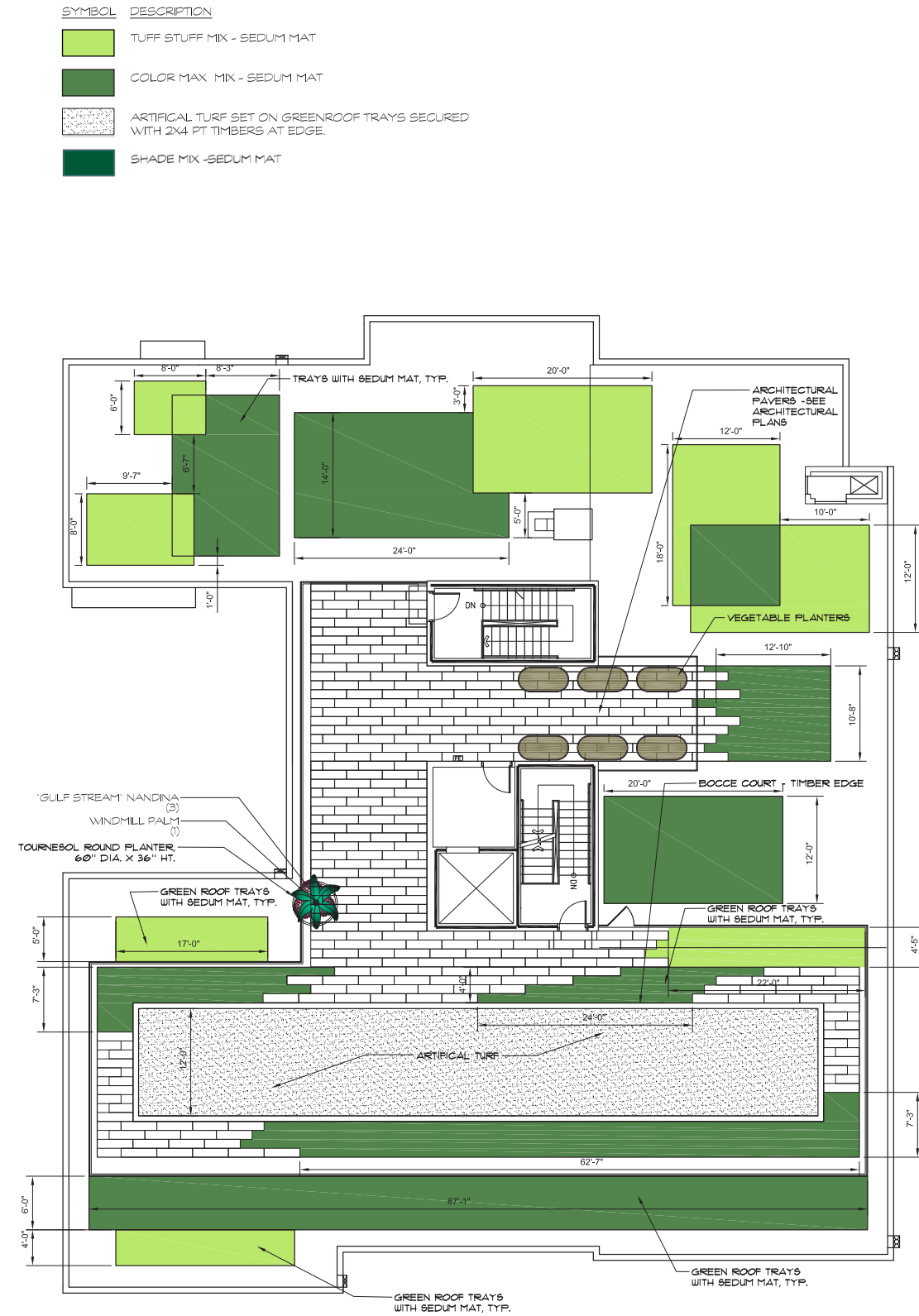




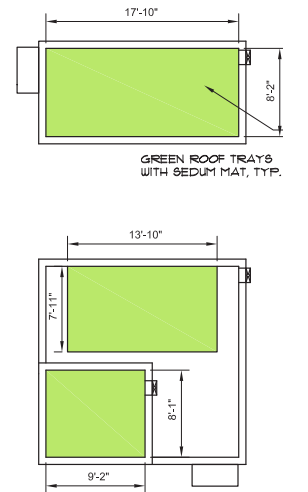
Level 2 Landscape Plan



Level 1 Landscape Plan

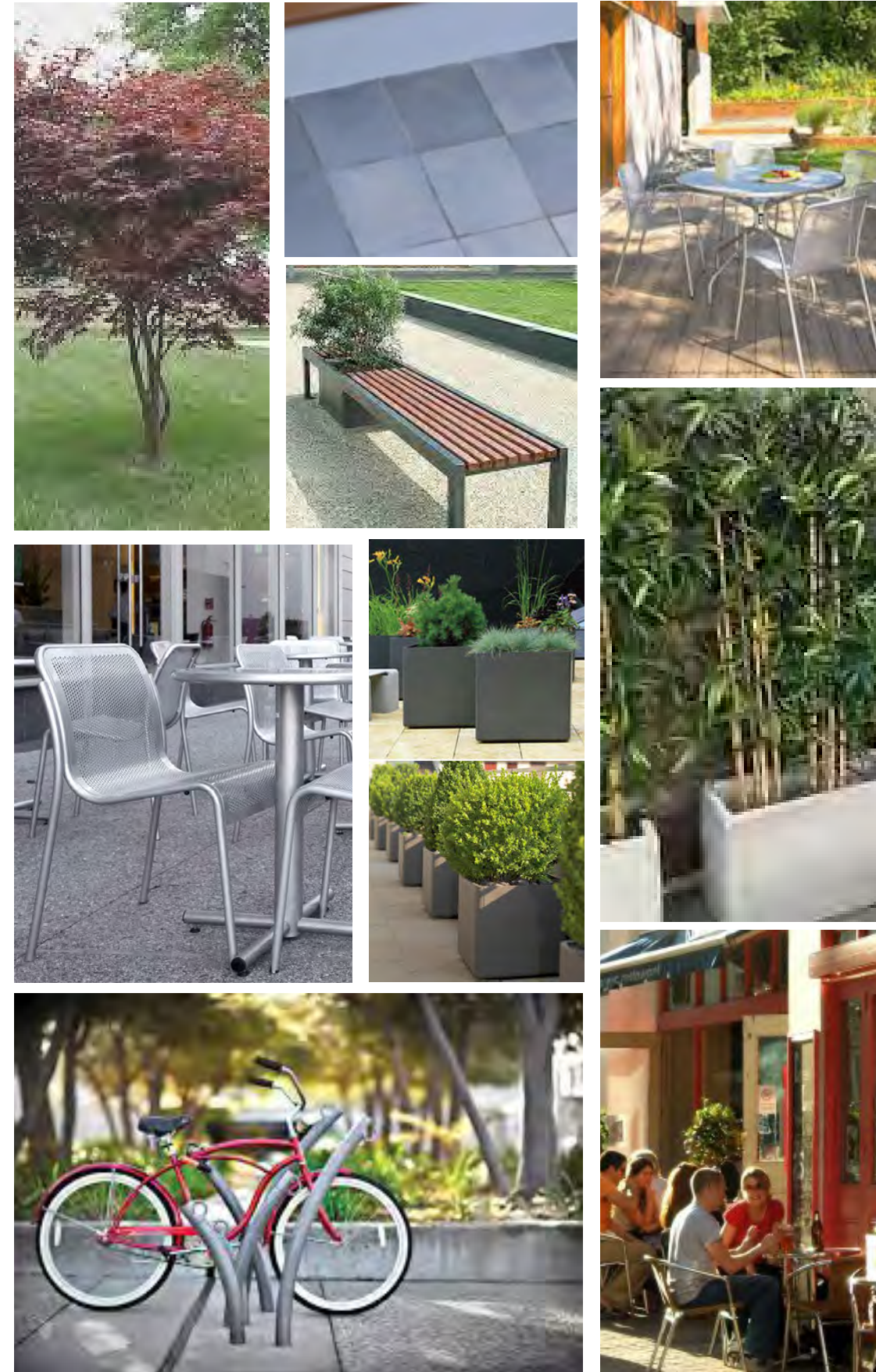
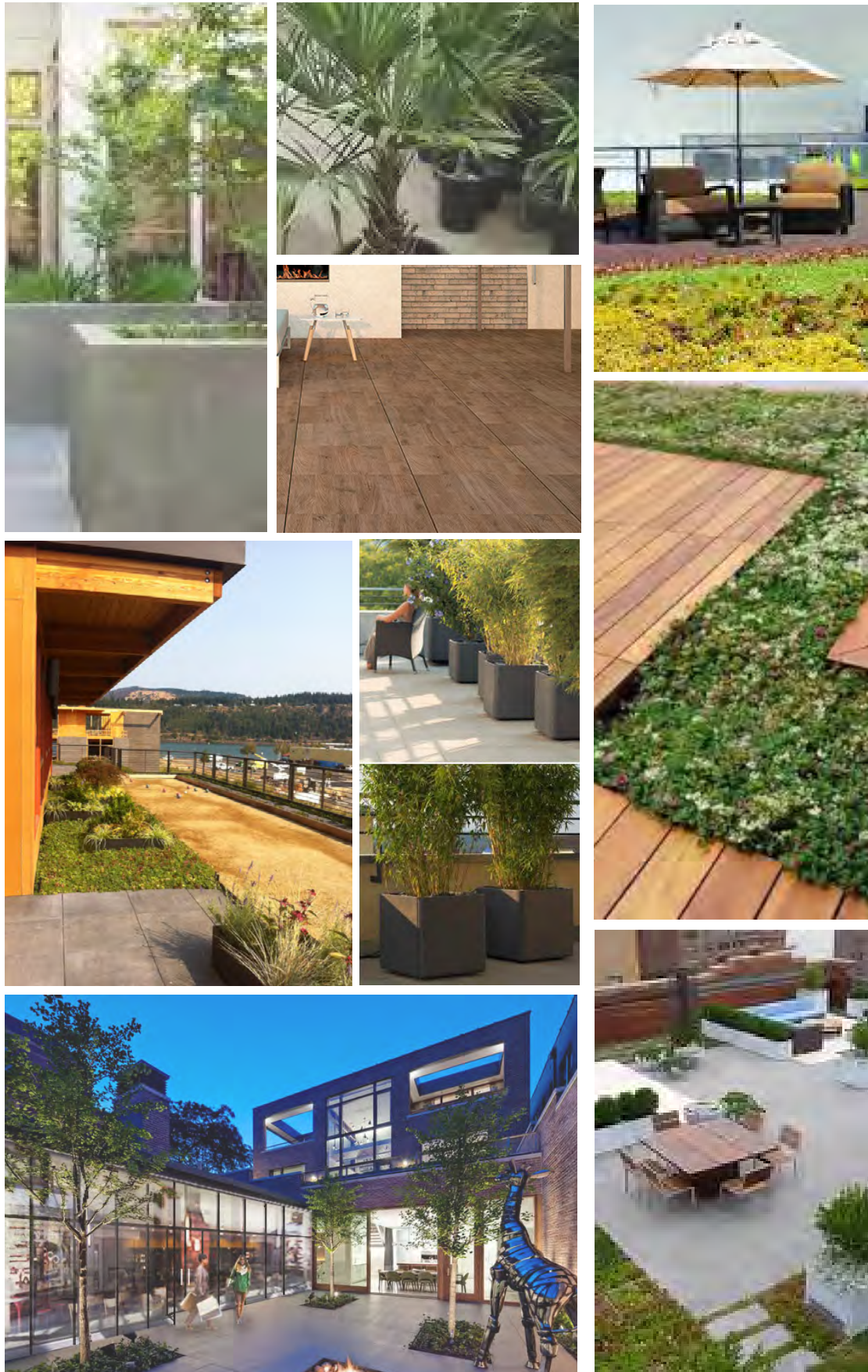


Roof Landscape Plan

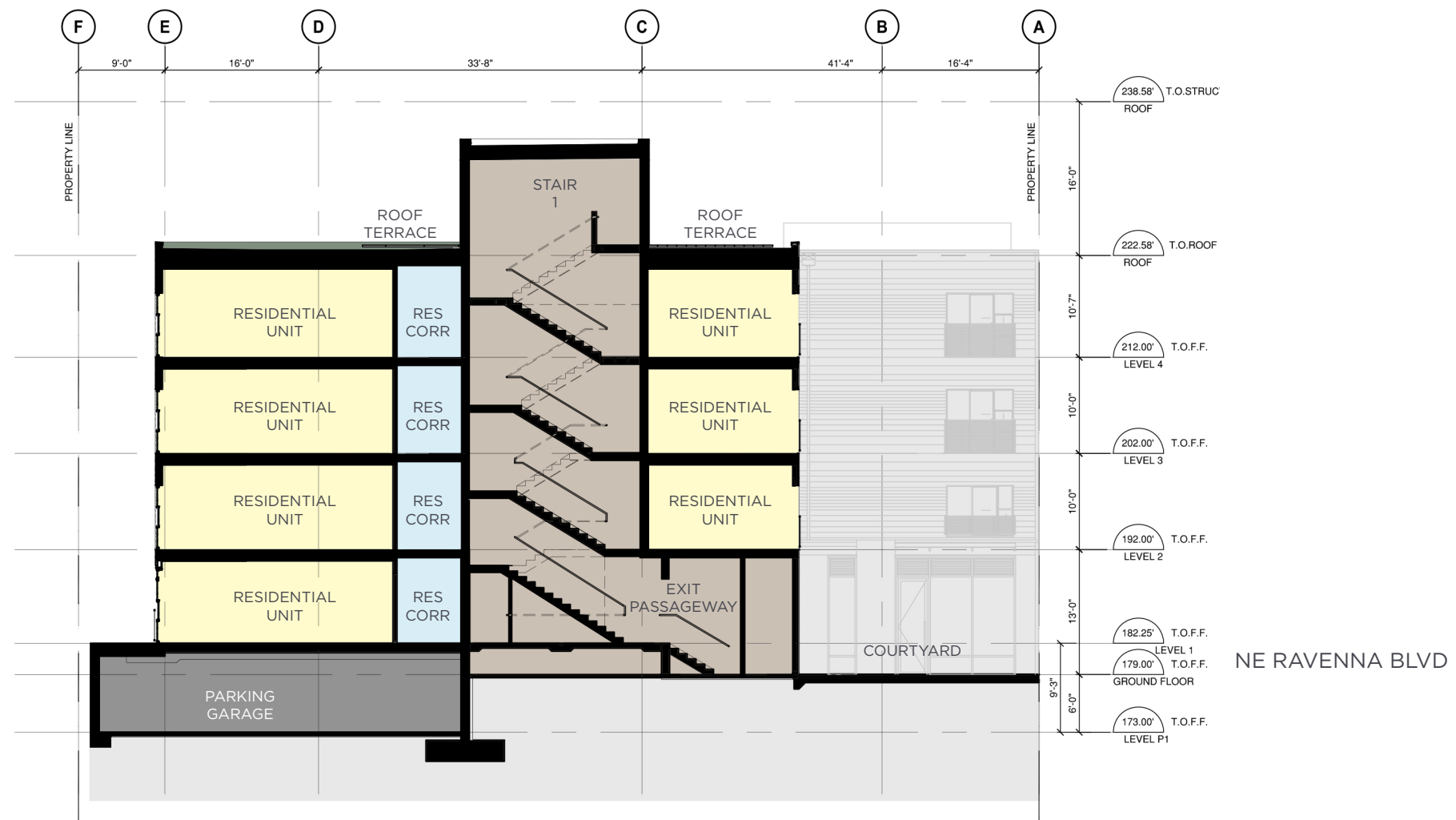


Roof at Stairs

ROOF



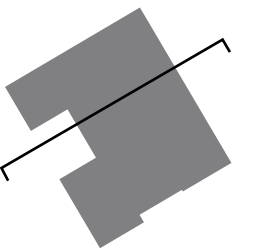
COURTYARD

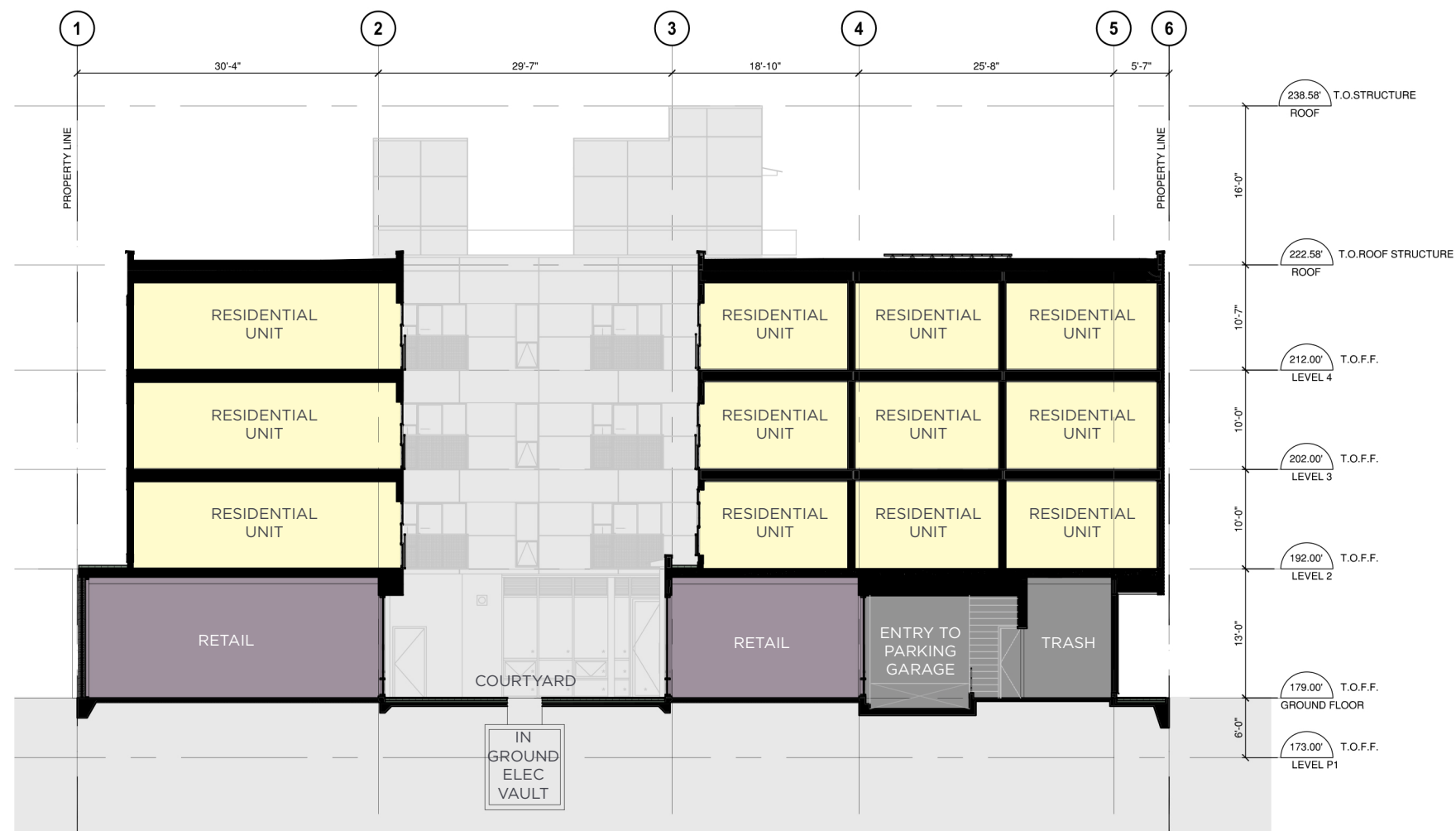


LEGEND

- Landscaping
- Parking / Utility
- Retail
- Vertical Circulation
- Circulation / Amenity
- Residential

KEY PLAN

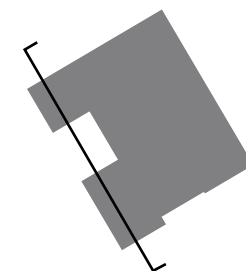




LEGEND

- Landscaping
- Parking / Utility
- Retail
- Vertical Circulation
- Circulation / Amenity
- Residential

KEY PLAN

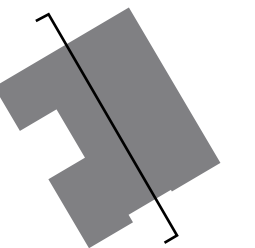




LEGEND

- Landscaping
- Parking / Utility
- Retail
- Vertical Circulation
- Circulation / Amenity
- Residential

KEY PLAN



Departure #1

Street-level development standards SMC 23.47A.008.A.3

Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Request

The project proposes a plaza, approximately 730 SF for public use. This places entry to the residential lobby approximately 24' from the street lot line.

Justification

By adding a plaza at street level we are fostering human activity by providing an area that is adjacent to retail and the residential entrance which enhances the pedestrian environment at street level. This area will also provide seating and planters and will be a visual extension of the interior residential lobby.

Seeking Design Review Board Endorsement

SBC: Section 1509: Roof Top Structures 1509.2.3 - Use Limitations

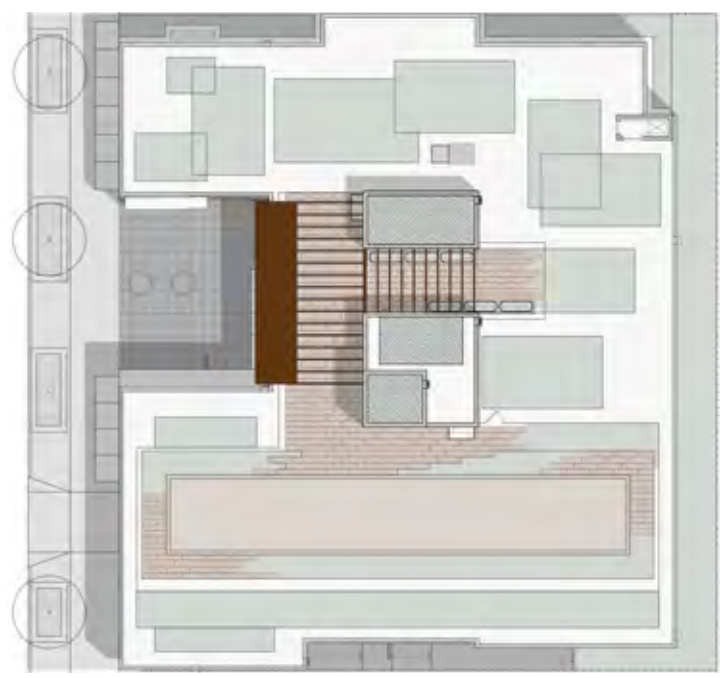
A Penthouse, bulkhead, or any other similar projection above the roof shall not be used for purposes other than shelter of mechanical equipment or shelter of vertical shaft openings in the roof. Provisions such as louvers, louver blades, or flashing shall be made to protect the mechanical equipment and the building interior from the elements. Penthouses or bulkheads used for purposes other than permitted by this section shall conform to the requirements of this code for an additional story. The restrictions of this section shall not prohibit the placing of wood flagpoles or similar structures on the roof of any building.

Request

Would the board consider endorsing the addition of a roof top trellis?

Justification

By adding a roof-top trellis, we are able to provide the amenity of an accessible rooftop deck to enhance a feeling of community in the building, provide a place to meet, watch the sunset, and capitalize on the stunning views of Green Lake obtained at that height. The trellis would provide a crowning element of architectural interest to the building, as well as shade to the plants and people occupying the space.



Site Plan with Roof Top Trellis



Proposal without Roof Top Trellis



Proposal with Roof Top Trellis

Appendix

414 NE Ravenna Blvd

Selected Early Design Guidance Pages



PROJECT LOCATION

The site is located within the **Green Lake Urban Village**. Primary neighboring uses and development include multi-family apartment and condominium dwellings, mixed-use residential and commercial buildings, and commercial retail uses in single story buildings.

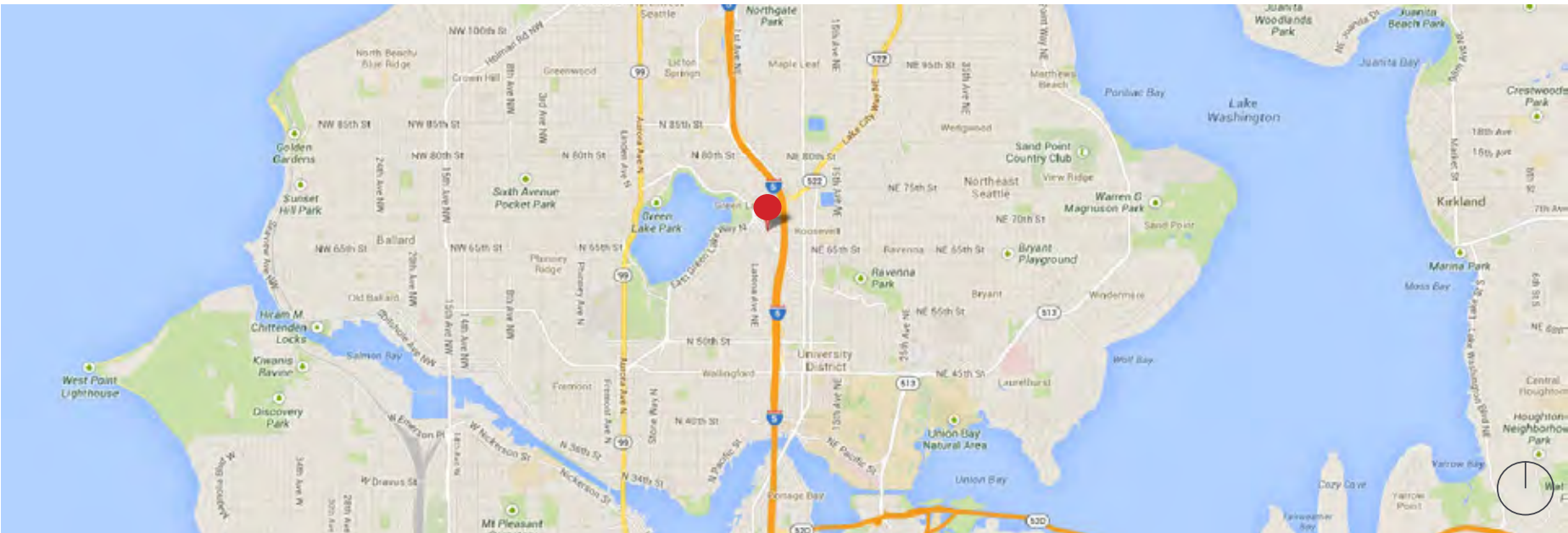
Neighboring parcels to the north, south and east are also zoned NC2-40. The parcels to the west, across NE Ravenna Blvd, are zoned LR3. Parcels to the northwest are zoned NC3-40.

Florera, to the north, is a four-story condominium building with 59 units and street level retail including KeyBank and other smaller retail tenants. Directly south is an eight unit apartment building followed by a mixed-use condominium with 13 units and street level retail space. West of the property is a retail strip building with a Thai restaurant, dry cleaners and small independent pharmacy / drug store.

There is significant recent and on-going mixed-use development in the Greenlake Urban Village, including the following:

- Circa Greenlake (205 residential units): A four story mixed-use building completed in 2008. Ground level retail includes yoga, smoothies, pizza and more. A small pedestrian pass separates the two buildings that make up Circa Greenlake and a roof top deck creates a place for people to congregate.
- Green Lake Village - Lorig (297 residential units): A six story mixed-use building scheduled to complete early 2014. Approximately 54,000 square feet of ground level retail will be anchored by a new 25,000 square foot PCC grocery and other various retail tenants such as restaurants and other food-related businesses. The development consists of three buildings separated by a 40 foot wide pedestrian corridor that retail storefronts face.
- Green Lake Condominium (106 residential units): A six story mixed-use condominium building completed in 2003. The first floor is divided into retail spaces including fitness clothing stores, a dry cleaner, a Quiznos and other various retail tenants.

Other local businesses include a bicycle shop, bars, restaurants, schools, and fitness groups. The Green Lake Park and associated amenities offer a pedestrian friendly area.





← **LEGEND: ZONING MAP**

- NC2-40
- NC3-40
- NC2P-65
- LR3
- sf 5000
- c1-40
- subject site

LEGEND: USE MAP →

- Multifamily
- Mixed-use
- General retail
- Single family residential
- Office
- Industrial
- Parking
- School / Daycare
- **R** Religious
- **F** Fire Station
- Park
- New Development
- Subject Site



SITE ACCESSIBILITY & ADJACENCIES

Site is centrally located within the Green Lake Urban Village, with access to adjacent neighborhoods and key points of interest including Woodland Park Zoo, Roosevelt Urban Village, University of Washington & a future light rail connection to the heart of downtown Seattle.

With a prime position on Ravenna Blvd, our retail presence will draw pedestrian traffic and help to transition Ravenna into a thriving retail/ shopping avenue in the future.














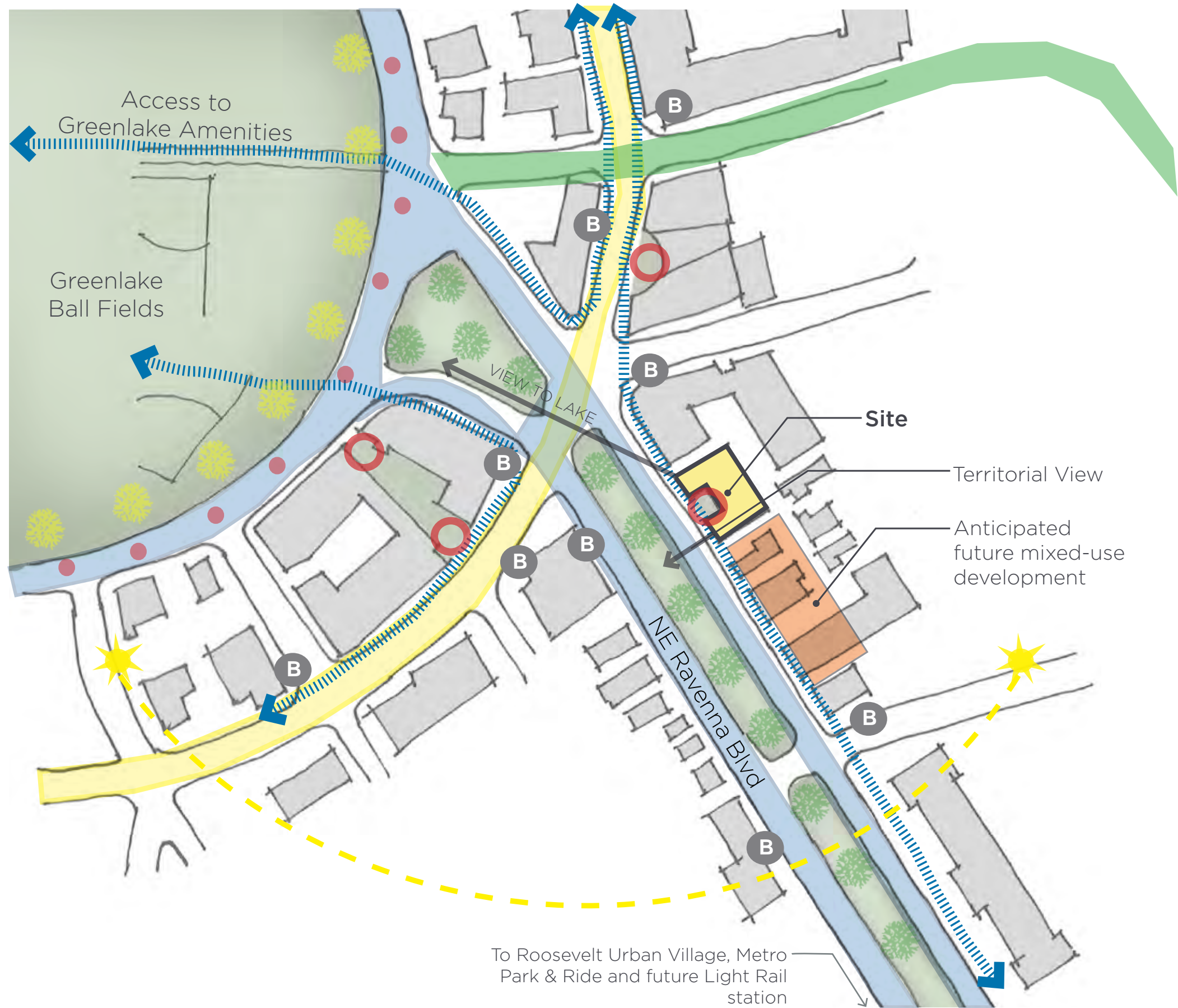
SITE ANALYSIS

Site is located near numerous key points of interest including:

- Greenlake Park & nature trail
- Greenlake sporting amenities such as baseball fields, basketball courts, tennis courts, soccer fields, walking/running trails, dog parks, etc.
- Greenlake Urban Village retail and restaurants
- Public transportation hubs connecting to adjacent neighborhoods, downtown Seattle and outlying areas
- Pedestrian walk ways connecting buildings and retail zones
- Bike riding trails and designated road paths

LEGEND

- | | |
|--|---|
|  Neighborhood Green Street (Recommendation) |  Walking route |
|  Collector Arterial |  Bike route |
|  Mixed-use street |  Bus stop |
|  Olmsted boulevard class I |  Subject site |
|  Olmsted boulevard class ii |  Sun Path |
|  Plaza | |



PROJECT SITE

The site is zoned **Neighborhood Commercial 2** with a height limit of 40 feet (NC2-40). The Neighborhood Commercial 2 Zone allows for mixed-use residential buildings with non-residential uses occupying the street level. Residential uses are allowable on the street level as the property is located just outside of the pedestrian overlay. The site is also located within the Green Lake Residential Urban Village overlay.

Urban Village overlays eliminate minimum parking requirements and require pedestrian-friendly development. The allowable floor area ratios (FAR) for the property is limited to 3.25 for mixed-use structures, and a maximum of 3.00 for residential only use structures. Per SMC, by providing nonresidential uses at street level allows an additional four feet of structure height for a total height of 44 feet. Residential amenity areas will be required to a total 5% of the structure’s gross livable floor area. Setbacks for the property are not applicable, due to neighboring commercial zoning.

Permitted uses include: residential uses (in mixed-use), general retail sales and services (with SF limitations of 25,000 SF for general retail and 50,000 SF for multipurpose retail sales), and live/work units. Transparency required for 60% of street-facing facade. Nonresidential uses at street level must have an average depth of 30’ and a minimum height of 13’, Residential uses at street level must have at least one visually prominent pedestrian entry. Dwelling units must be at least 4’ above or 10’ back from a sidewalk, unless conversion of a nonresidential space to a residential use is authorized. Curbcuts are limited. No limit on mix of residential and nonresidential uses, except where P zones or other mapped areas limit residential presence at street level.

Our project falls within a designated Pedestrian Overlay Zone, limiting residential use in aggregate to no more than 20% of the street-level street facade. The amount of street frontage occupied by our lobby and living room for rental unites is sized accordingly.

LEGEND

- 1

Street Name
- 2

Existing Trees to be removed
- 3

Sewer mains or combined sewers
- 4

Storm drains and catch basins
- 5

Water mains
- 6

Water meters
- 7

Property line
- 8

Property line dimensions
- 9

Power poles/Street light

PROPERTY INFO

Address: 414 NE Ravenna BLVD
Seattle wa, 98115

Owner: Crosby Greenlake LLC

Legal Description: lots 5, 6, and 7, and the northerly 20 feet of lot 8, block 70, wood-lawn addition to greenlake, according to the plat thereof recorded in volume 6 of plats, page 20, in king county, washington.

TAX PARCEL #: 952810-3625-01

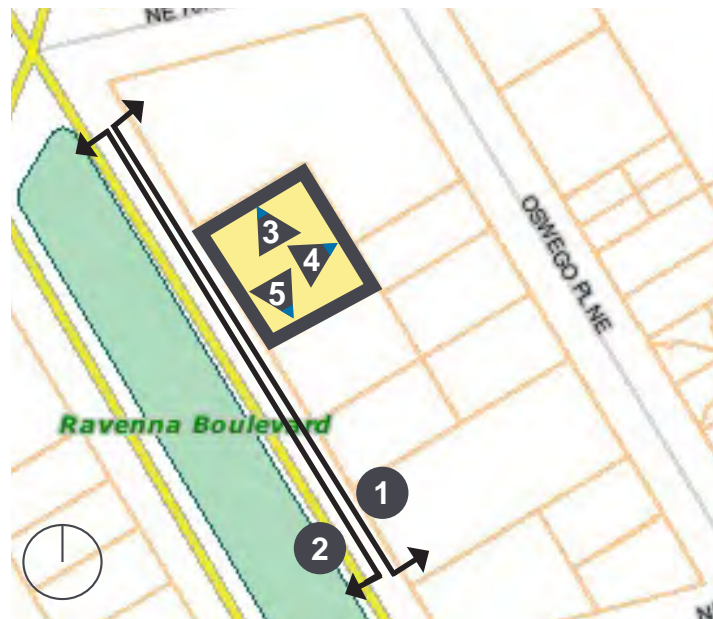




1 From NE Ravenna Blvd. Looking East



2 From NE Ravenna Blvd. Looking West



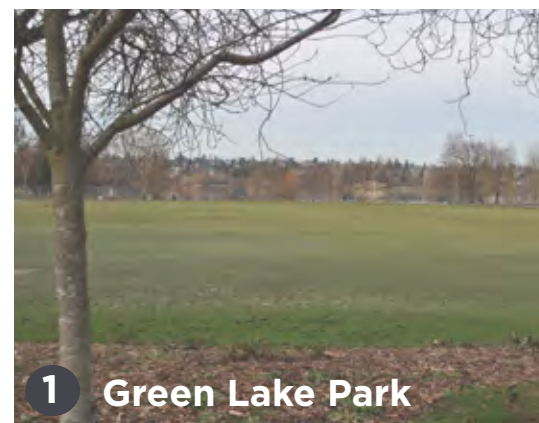
3 Florera Drive Aisle Wall - Looking North



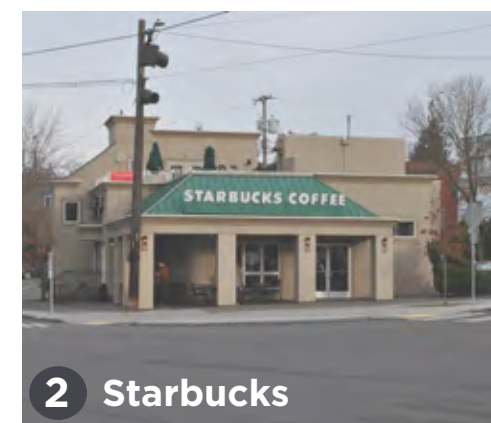
4 Florera Retaining Wall - Looking East



5 Multi Family - Looking South



1 Green Lake Park



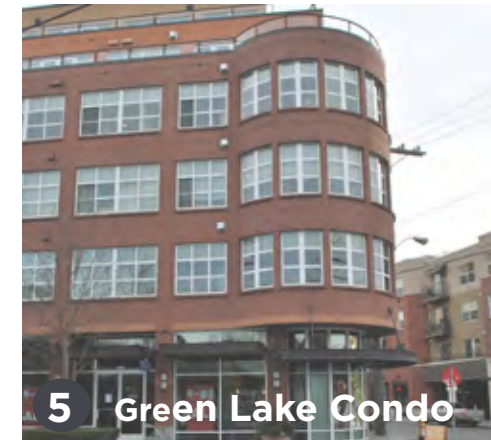
2 Starbucks



3 Gregg's Cycle



4 Green Lake Village



5 Green Lake Condo



6 Green Lake Condo



7 Florera Condo



8 Florera Condo



9 8 Unit Apt



10 8 Unit Apt



11 Strip Mall



12 Proposed Retirement



13 Circa Green Lake



14 Circa Green Lake

LOOKING BACK....AND FORWARD

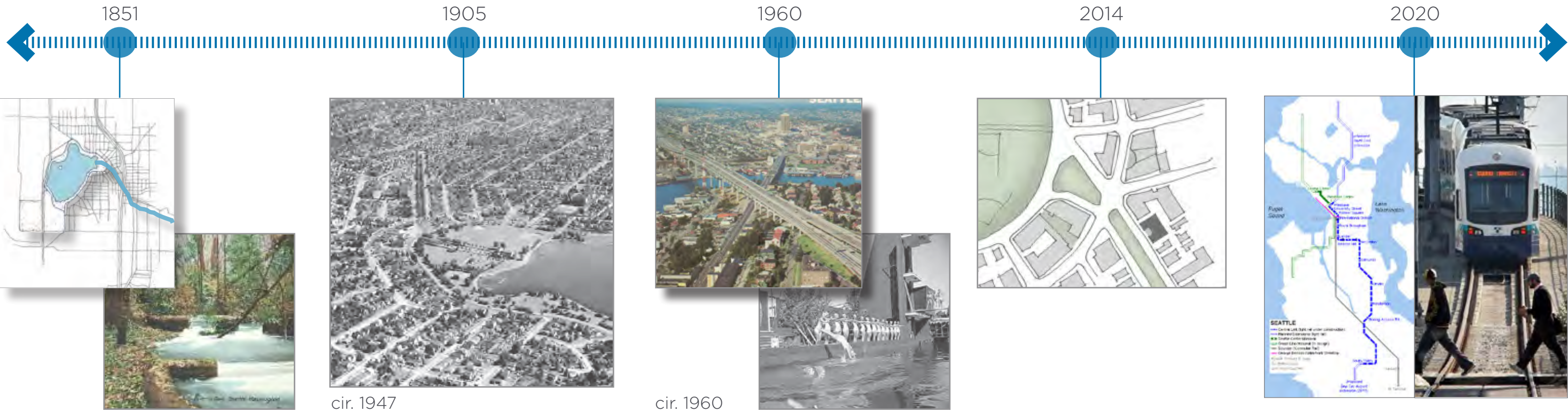
Our site exists in a context that has continuously evolved since the first white men arrived in the Seattle area in 1851. Greenlake was created after the retreat to the great glaciers in the last ice age. It was reforested and remained so until settlement in the region. Initially, the old growth Douglas Fir forest was retained as a private park, Ravenna Gardens. Subsequently, the land was developed for residences.

In 1905, work begun on a design by the Olmsted brothers for a park, surrounding the lake and a grand boulevard extending from it. The lake was partially drained, dredged and significantly re-configured, with a lower water level. It was partially filled with material excavation for the construction of Aurora Boulevard (eventually US Highway 99) to with excavations Ravenna Creek, sourced from the lake in its original state, no longer flowed. Ravenna Boulevard roughly follows the course of the creek. The relatively high water table at our site is evidence of the original creek.

Residential development, mostly single family houses and small scale commercial uses, continued. As Seattle continued to grow outward and northward, post-World War II, Interstate 5 was constructed to the east of Greenlake, as part of the Federal Interstate Freeway System, in the early 1960s. As the population in the region continued to increase, King County Transit established a Park and Ride system, including a Park and Ride node where 65th Street passes under the Interstate 5 viaduct, within walking distance from our site. Ravenna Boulevard has dedicated bike lanes, part of a City-wide bike lane system.

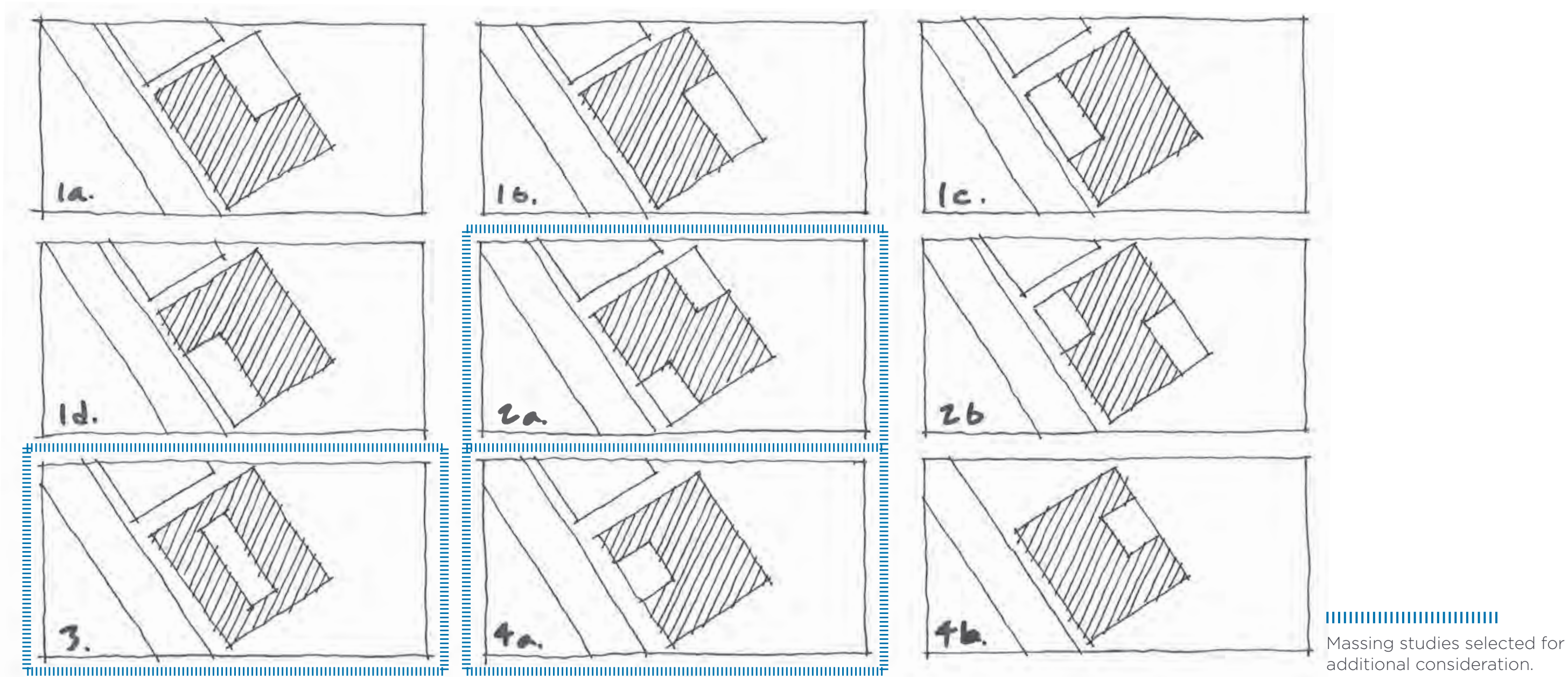
With projected increases in population, the City has created Urban Village Zones, including the Greenlake Urban Village, providing for higher density, urban amenities and less car-centric development. The Sound Transit light rail system is being extended from downtown Seattle to Northgate in the current phase of expansion to interlink these urban villages with downtown Seattle and SeaTac. A new light rail station will be built at the intersection of 65th Street and 12th Avenue. This branch of the system is projected to be operational in 2020, providing service linking the Northgate Urban Village with the Roosevelt and Greenlake Urban Villages to the University of Washington, downtown Seattle and SeaTac.

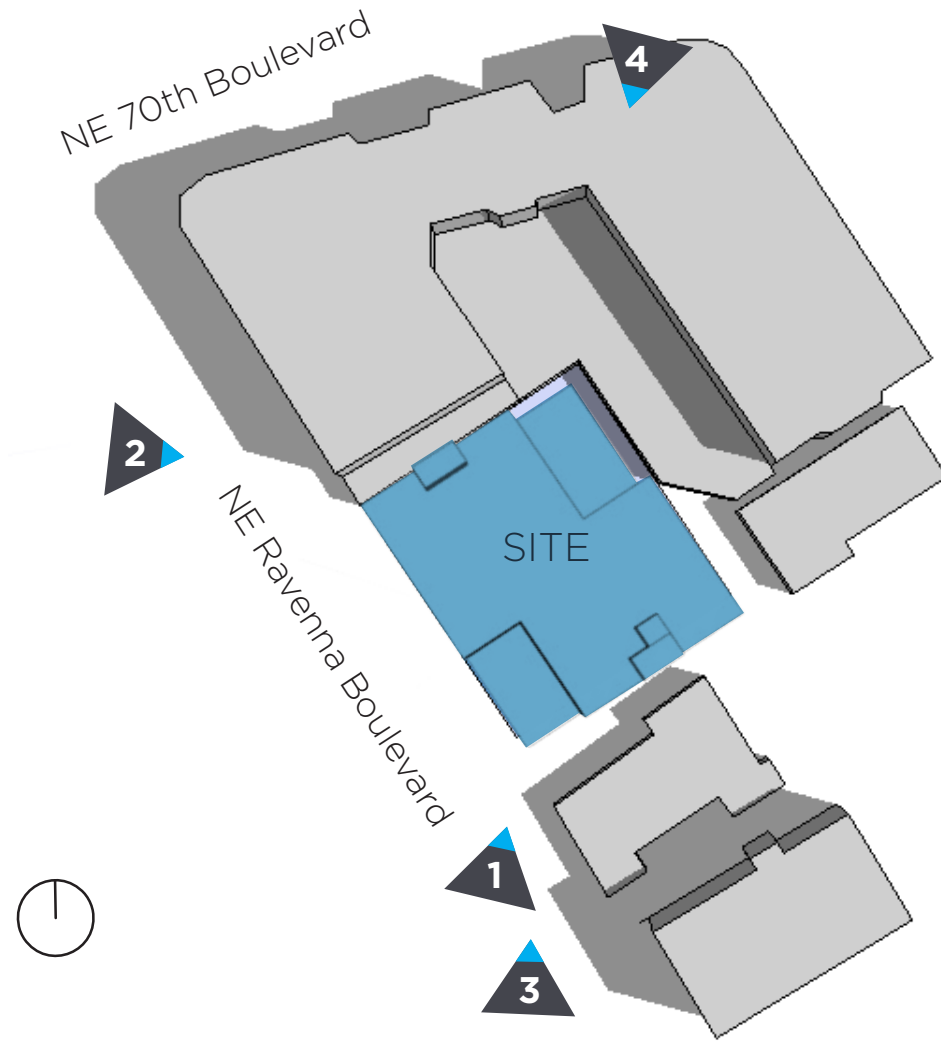
Planners anticipate that, with projects in the pipeline and those anticipated, the Roosevelt and Greenlake Urban Villages will effectively merge into a larger complex, despite the continuing presence of the Interstate 5 viaduct, with the Ravenna Boulevard/65th Street corridor as a major connector, likely to attract significant development. Our site is located on this connector.



Massing Studies

Our project provides small, highly-fitted out apartments, intended to attract a diversity of tenants, with a common interest in urban living. Target apartment sizes dictate specific depths from circulation and egress corridors. Meeting the target development density (FAR) and remaining within height limits drives building footprint options. The principal design variable being the strategic location of open space and setbacks. The following diagrams indicate potential options and those selected for further study.





PROS:

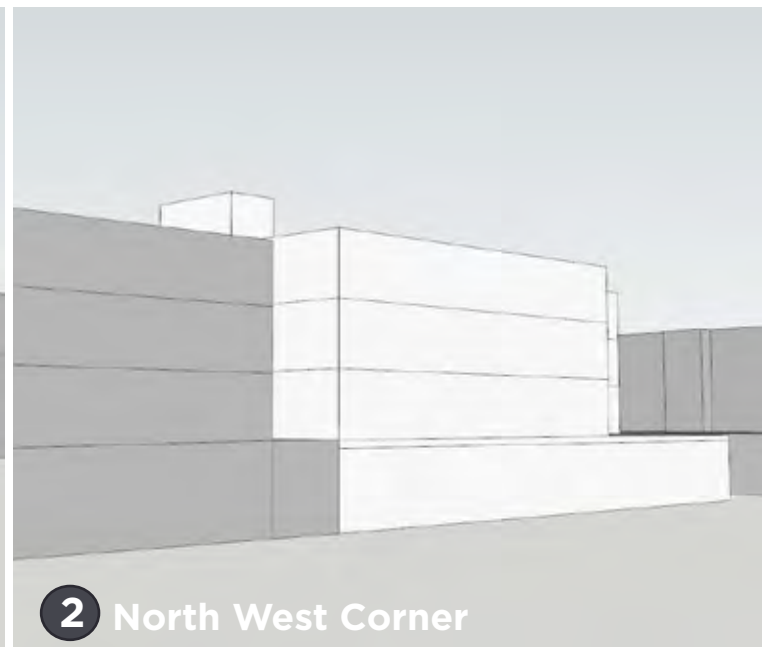
- Two residential exterior spaces
- Visually extends Florera's plaza

CONS:

- Inefficient floor plate
- Poor unit layout
- Monolithic retail/Residential entry facade



1 South West Corner



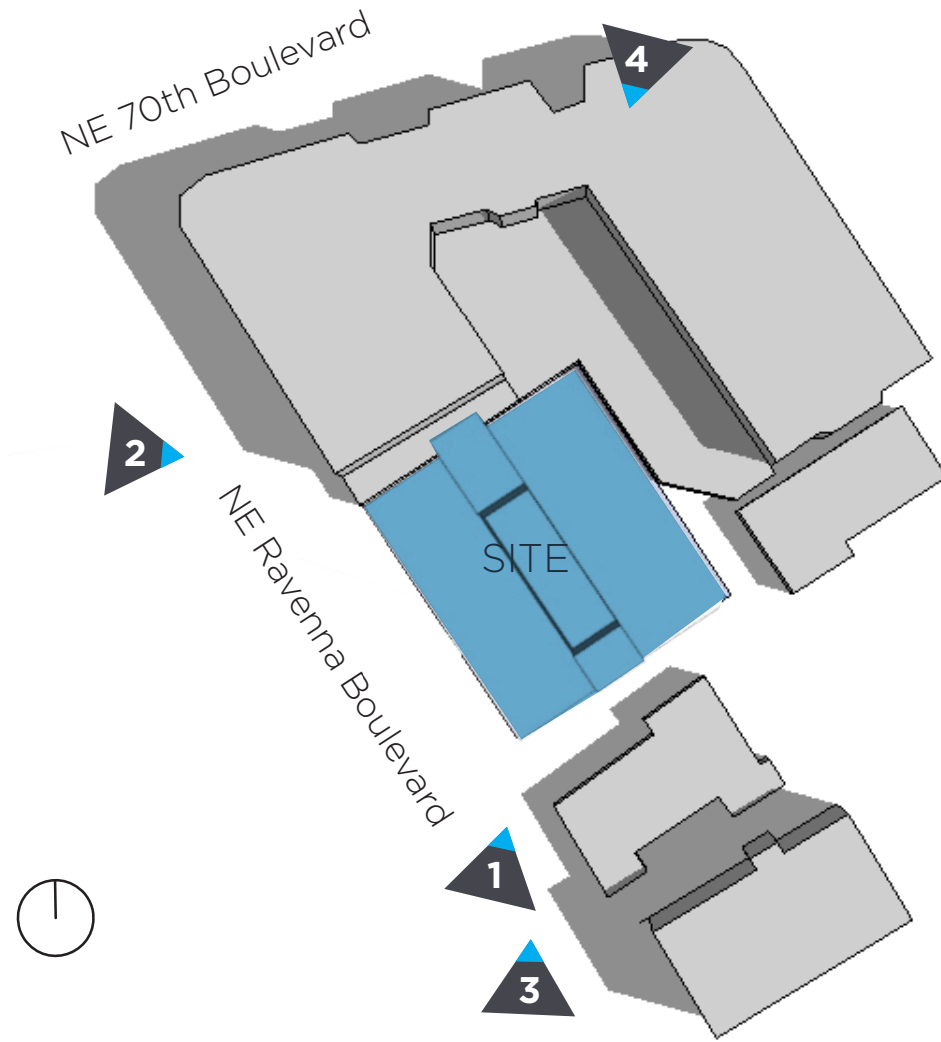
2 North West Corner



3 South West Aerial



4 North East Aerial



PROS:

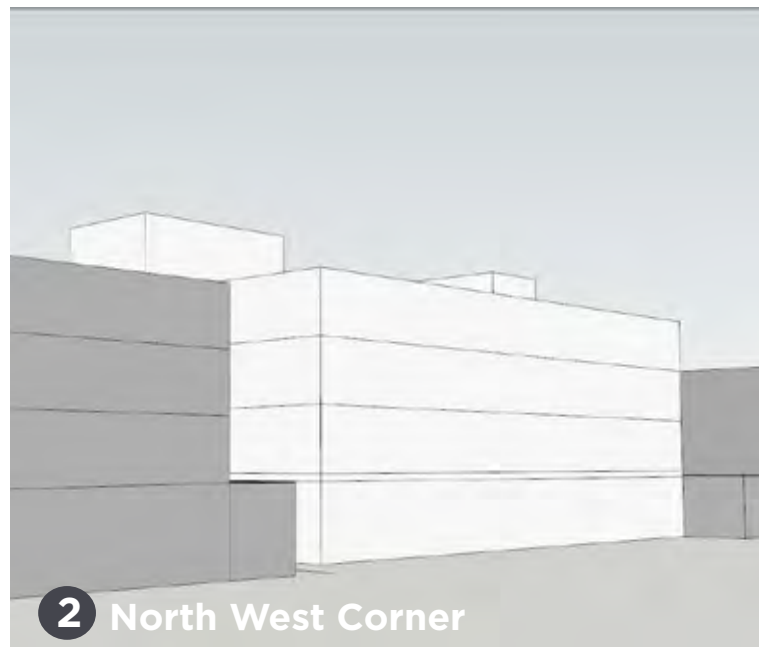
- Cross ventilation and double exposure for each unit
- Exterior plaza space and circulation

CONS:

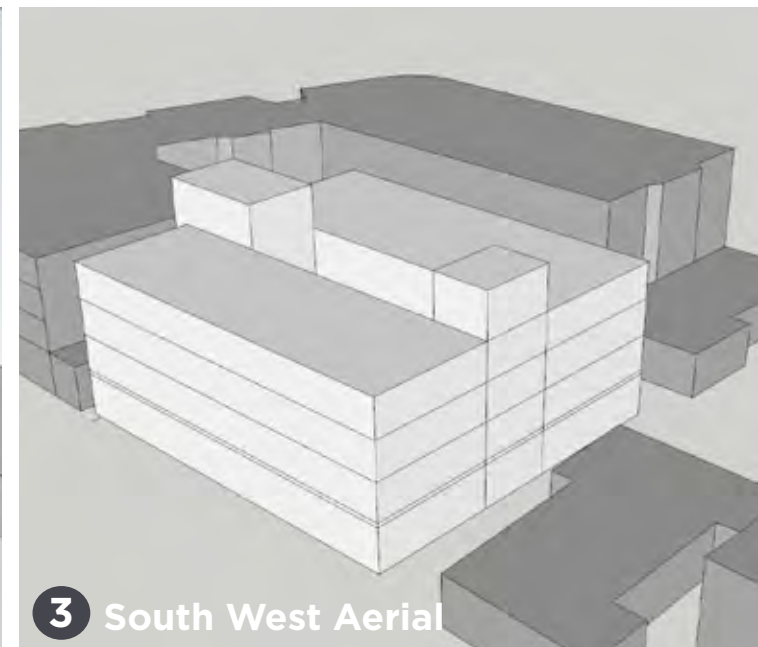
- Inefficient floor plates
- Exterior corridors
- Monolithic retail & residential entry facade
- Constrained plaza space, poor width to height ratio



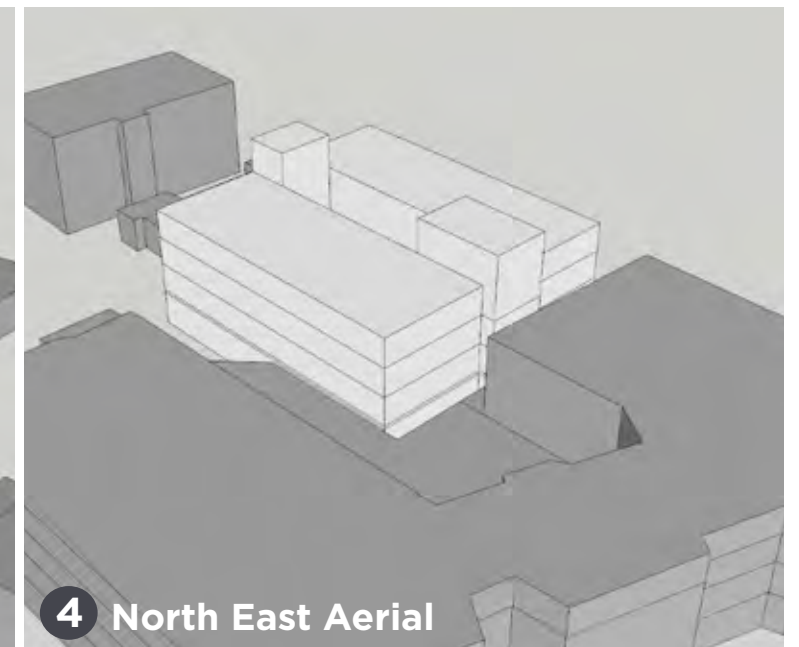
1 South West Corner



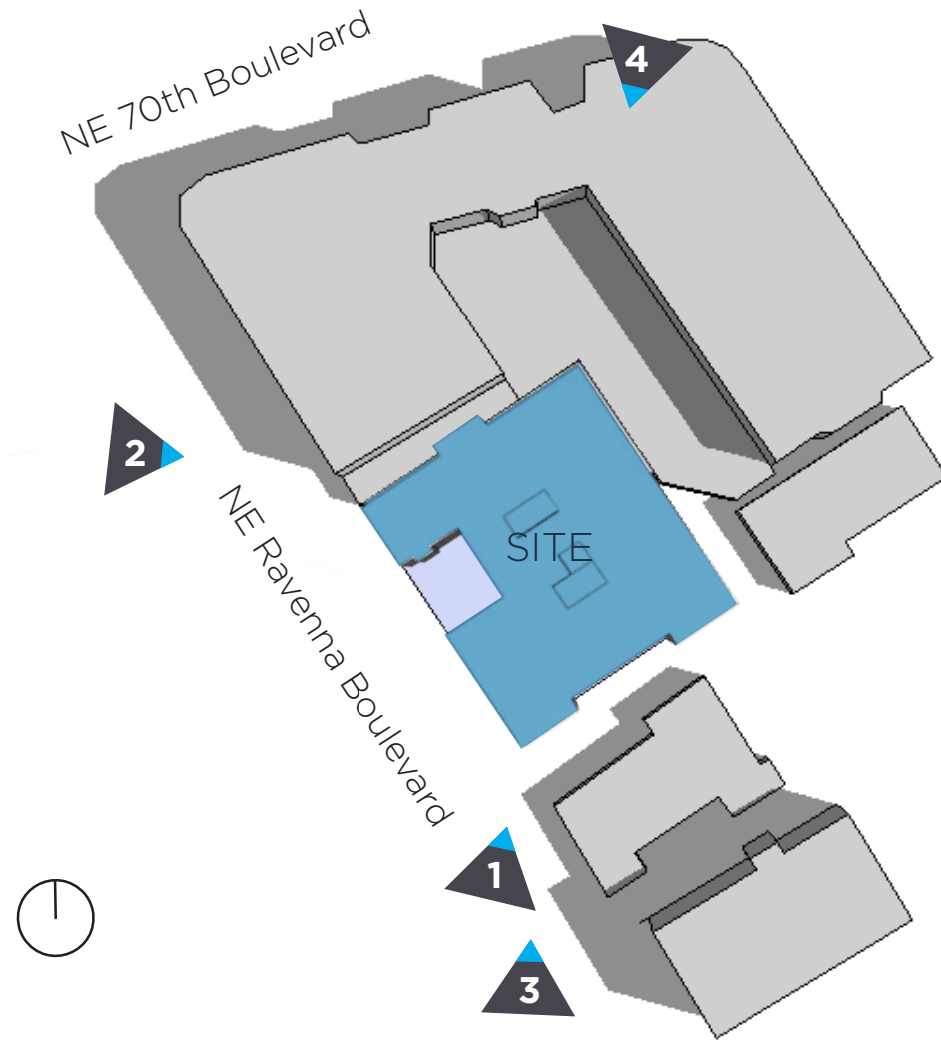
2 North West Corner



3 South West Aerial



4 North East Aerial

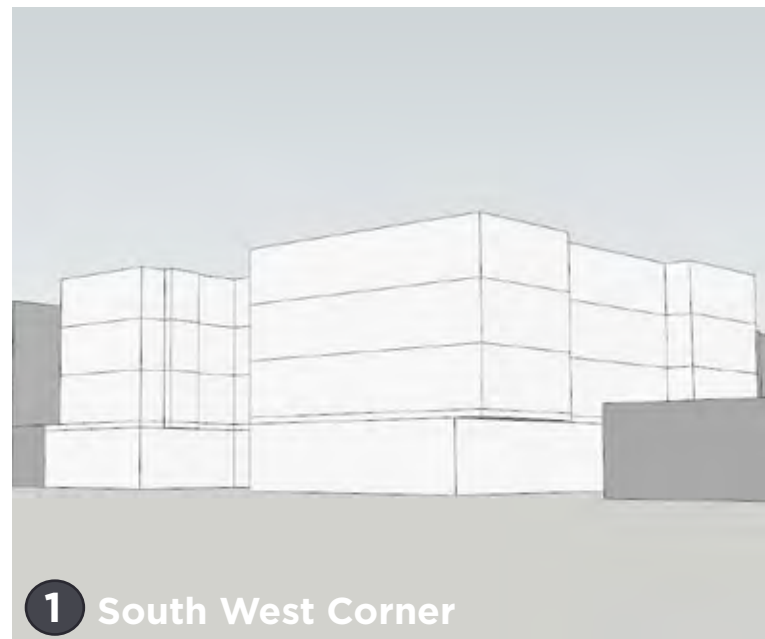


PROS:

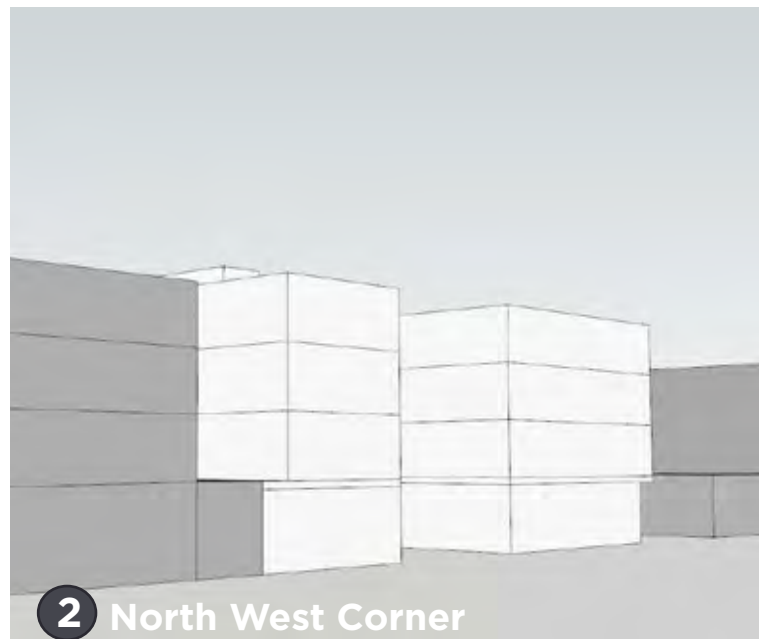
- Most efficient use of floor plate
- Optimal exposure for all units
- Varied street frontage on Ravenna Blvd.
- Creates an enclave for public space and retail plaza
- Increased retail frontage

CONS:

- Some units face side yard property line



1 South West Corner



2 North West Corner



3 South West Aerial

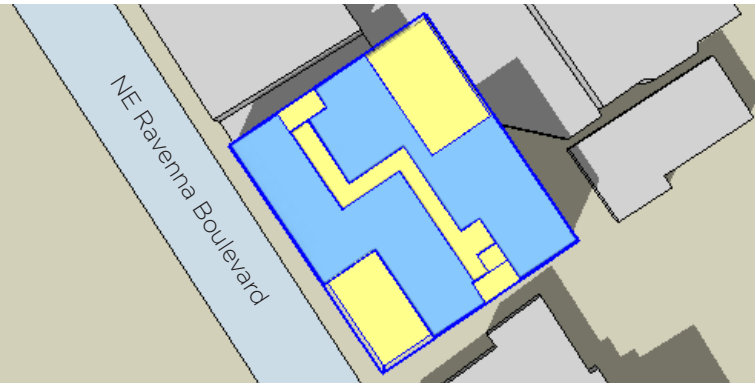


4 North East Aerial

Massing Scheme 1



ROOF

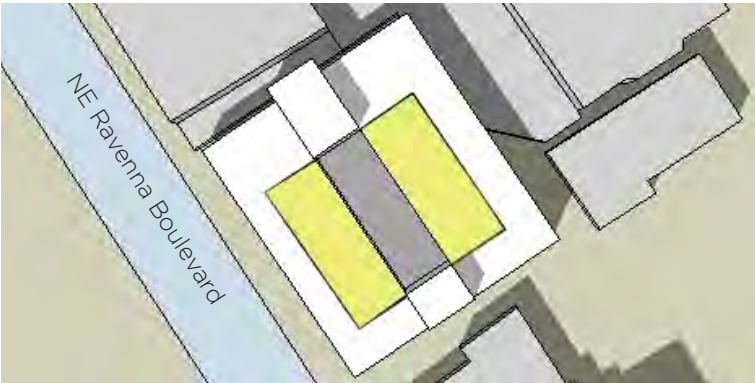


TYPICAL LEVEL 2-4

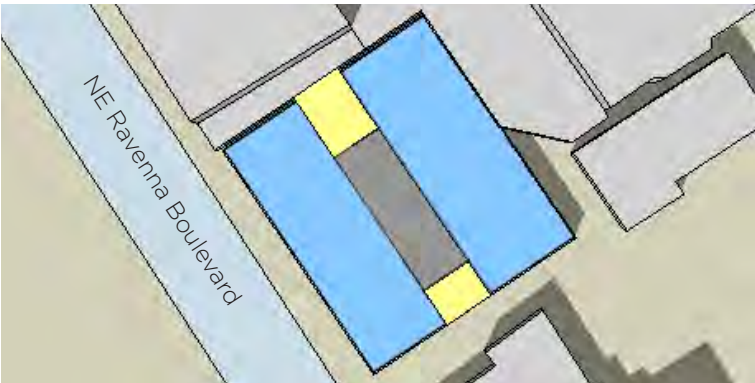


LEVEL 1

Massing Scheme 2



ROOF



TYPICAL LEVEL 2-4

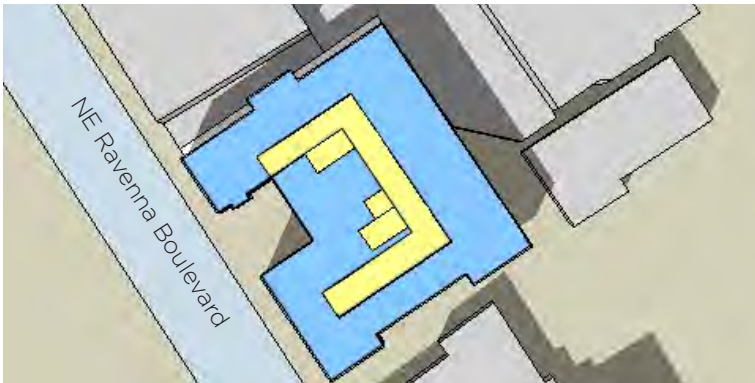


LEVEL 1

Massing Scheme 3 (Preferred)



ROOF



TYPICAL LEVEL 2-4



LEVEL 1

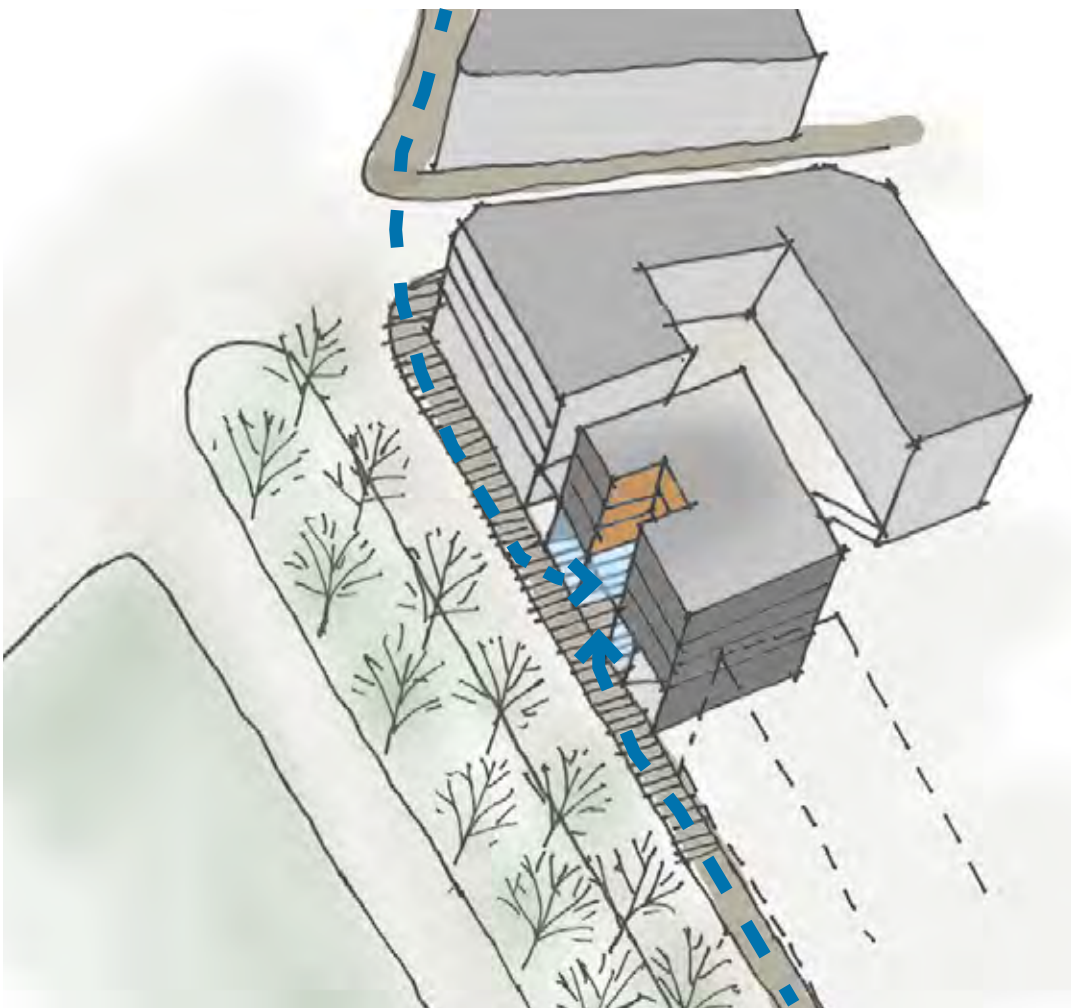
Residential Lobby
 Retail
 Live/Work
 Residential
 Residential Common Area
 Parking Access

Retail Level Approach

Our preferred option places available open space on the Ravenna Boulevard frontage, configured as an entry court to the building lobby and social spaces as well as to retail and live/work space. We recognize that we will need an approved Departure, as Zoning does not allow offsets greater than 10 feet from street frontage, without approval. As there are precedents for this kind of activated exterior space within the Greenlake Urban Village, we believe that the inclusion of this space will increase amenities offered to pedestrians in the village. As the remainder of the NC2-40 zoned space is developed on the properties adjacent to our site along Ravenna Boulevard, to the street frontage, we see benefit in intentional breaks in the continuity, breaking up what might otherwise appear as monolithic. We propose treating this space as an outdoor room

Elevation Study

Our façade design, as illustrated on this diagram to the right, respects the horizontal datum lines of the retail-oriented ground floor (+13 feet above street level) and building parapet (+44 feet above street level), common to adjacent and nearby buildings in the NC2-40 Zone. Our design departs from the solid retail base, with punched openings, ordinarily surfaced with brick veneer. Given our frontage on the Ravenna Boulevard greenway, we see advantage of increased transparency of ground floor retail and social spaces from the public right of way...affording indoor/outdoor flow and seating when weather permits. Accordingly, we propose a storefront system, without the interruptions of brick clad piers. On upper floors (2-4) we propose to align with adjacent and future buildings on the greenway front.



Proposed plaza invites pedestrian traffic in.



Proposed building facade aligns with key heights of adjacent building, but will provide more transparency at the retail level.

Green Lake Urban Village Overlay Design Guidelines

A-1 Responding to Site Characteristics

Views of Lake

Numerous streets offer views of, and pedestrian access to, the lake. Consider siting the building to take advantage of these views and to enhance views from the public right-of-way. Methods to accomplish this include setting the building back from lake views, placing landscape elements and street trees to frame views rather than block them, and providing pedestrian spaces with views of the lake.

Response:

Building oriented towards NE Ravenna Boulevard / Olmsted Boulevard. Owner amenity space and retail/live-work space oriented off NE Ravenna Boulevard and faces Olmsted views.

Rooftop deck views toward NE Ravenna Boulevard and Green Lake.

A-2 Streetscape Compatibility

A continuous street wall is an important design consideration within Green Lake’s commercial and mixed-use, pedestrian-oriented areas.

Multifamily Residential Areas

Landscaping in the required front setbacks of new multifamily development is an important siting and design consideration to help reinforce desirable streetscape community.

Response:

No setbacks required on site but plaza provides landscaping for live-work units and residential entry to provide a desirable streetscape.

Live-work or retail units pushed forward toward NE Ravenna Boulevard to provide a continuous street wall.

A-4 Human Activity

Pedestrian activity is a high priority in the Green Lake business areas. It is recognized, however, that within commercial zones, the appropriateness of traditional storefronts may depend on location, adjacent properties and the type of street on which the development fronts. In the case of a mixed-use building, for example, at the intersection of an arterial and a residential street, it may be more appropriate to place non-storefront commercial facades on the quieter residential street. In such cases, the following can contribute to a commercial façade that exhibits a character and presence that achieves a sensitive transition from commercial to residential uses.

- Slightly less transparency than a standard storefront window;
- Recessed entries;
- Landscaping along the building base and entry; and
- Minimized glare from exterior lighting.

Response:

Entry for unit owners is recessed in plaza to provide a sense of entry and privacy.

Live-work units have entry off of plaza. Close enough to NE Ravenna Boulevard to be visibly part of the street wall but provides a sense of place and of arrival.

Nearby Parks & Recreation



Ravenna Blvd. View



A-6 Transition Between Residence and Street

Mixed-Use Buildings

For mixed-use buildings with residential units over commercial ground-floor uses, consider locating the primary residential entry on the side street rather than in the main commercial area. This maintains a continuous commercial storefront while increasing privacy for the residential units.

Response:
Primary residential entrance is located through the Plaza to provide increased privacy for residential units and provides landscaping to add interest and a sense of community.

A-7 Residential Open Space

The Design Review Board may reduce the amount of open space required by the Land Use Code if the project substantially contributes to the objectives of the guideline by:

- Creating a substantial plaza-style open space that is visually accessible to the public and that extends to the public realm.
- Setting back development to improve view corridor.
- Setting upper stories of buildings back to provide solar access and/or to reduce impacts on neighboring single-family residences.
- Providing open space within the streetscape or other public rights-of-way contiguous with the site. Such public spaces should be large enough to include streetscape amenities that encourage gathering. For example, a curb bulb with outdoor seating adjacent to active retail would be acceptable.

Response:
Plaza provides both landscaping and seating options for public, especially those visiting retail or live-work units. Creating a Plaza shaped building allows for more residential units to have views of the Olmsted greenery along NE Ravenna Boulevard. Plaza will provide outside seating and gathering space adjacent to retail/live-work units.

C-1 Architectural Context

Residential Urban Village

Build on the core’s classical architecture styles (e.g. community center, library, Marshall School, VFW building). Also, many of the existing buildings are simple “boxes,” with human scale details and features (e.g. building at the NE corner of E Green Lake Dr and NE 72nd St).

Response:
The site is located at the current transition between the Monolithic massing of the Florera development and the existing detached buildings along Ravenna Boulevard. The project building massing addresses this transition by presenting scaled facades on both sides of the plaza, and avoids a massing solution that suggests an institutional appearance, when the use is decidedly non-institutional.

Multi-use Plaza

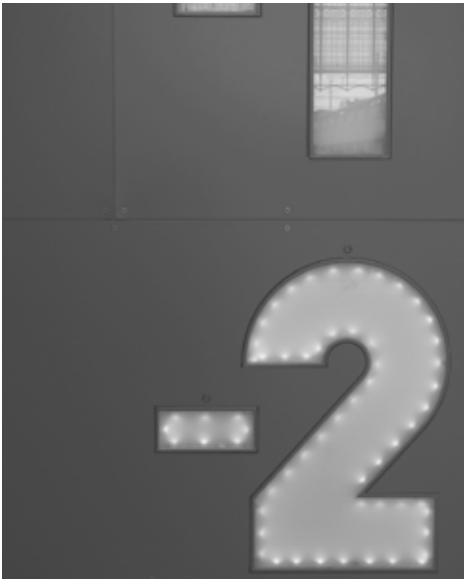


Signage

The design and placement of signs plays an important role in the visual character and identity of the community. While regulatory sign review is not in the purview of design review, integration with the overall architectural expression of a building and appropriate scale and orientation are important design considerations. Franchises should not be given exceptions to these guidelines. Except within the Aurora Avenue North corridor, signage should be oriented to pedestrians. Specifically (excluding Aurora Ave N):

- Building signs should reinforce the character of the building and surrounding context.
- Small signs incorporated in the building’s architecture are preferred: along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building façade.
- Neon signs are appropriate.
- Large illuminated box signs (backlit “can” signs) are discouraged, unless they are designed to be compatible with the character of surrounding development.
- Post-mounted signs are discouraged since they are more appropriate in suburban or automobile-oriented settings.

Signage Response: Given the desired blend of retail and live/work uses at the street level, signage when needed, is intended to enhance the developments brand. It will be understated and visually integrated across the development including the building lobby and retail spaces.



Façade Articulation

Neighborhood Commercial Structures

Modulation in the street-fronting façade of a mixed-use structure is less important when an appropriate level of details is present to break up the façade. Many existing structures are simple boxes that are well-fenestrated and possess a number of details that add interest and lend buildings a human scale. However, particularly large buildings, usually resulting from the aggregation of many properties, may need more modulation to mitigate the impacts of bulk and scale. Substantial modulation of neighborhood commercial structures at the street level is discouraged unless the space or spaces created by the modulation are large enough for pedestrians to use.

Facade Response: The intention is to provide appropriate retail and live/work facades at street level along Ravenna Boulevard, consistent with adjacent street level retail in the Florera development, but distinct in a contemporary expression; transparent with refined detailing of the storefront, canopies, and accessories.

D-1 Pedestrian Open Spaces and Entrances

Streetscape Amenities

New developments are encouraged to work with the Design Review Board and interested citizens willing to provide features that enhance the public realm. The Board would be willing to consider a departure in open space requirements if the project proponent provides an acceptable plan from, but not limited to:

- Curb bulbs adjacent to active retail spaces
- Pedestrian-oriented street lighting
- Street furniture

Streetscape Amenities Response: The intention is to provide an urban edge with appropriate scale and detail to the extension of the Greenlake Urban Village along Ravenna Boulevard.

E-3 Landscape Design to Address Special Site Conditions

Celebrate the Olmsted Heritage

Green Lake Park, Ravenna Boulevard and Lower Woodland Park are visible and accessible examples of the Olmsted brothers’ design. New development should build on this character by employing informal groupings of large and small trees and shrubs. A mix of deciduous, evergreen, and ornamental plant materials is appropriate. Continuous rows of street trees contrasting with informal, asymmetric landscaping of open spaces are also typical.

Celebrate the Olmsted Heritage Response: The intention is to contribute to an extension of the landscape fabric, guiding upon and extending the Olmsted Heritage across our frontage. The provision of a plaza supports concentrations of small trees and shrubbery.



Project:

Skyline at First Hill
Client: Presbyterian Retirement Communities Northwest
Seattle, WA

Project Data:

- Size: 635,000 SF
- Includes high-rise independent living units, memory support units, assisted living and skilled nursing units.
- Also includes dining venues, office space and fitness spaces.



Project:

University of British Columbia
Marine Drive Residence
Vancouver, Canada

Project Data:

- Size: 726,730 SF
- Completion: Phase 1- 2005 | Phase 2- 2008 | Phase 3- 2009
- Student housing with a total of 1,600 beds
- 5-Story podium w/ (5) 18-story towers
- Comprised of (4) bedroom, (2) bedroom, and single suites
- Amenities include cafeterias, retail and associated common spaces